

1. Historic District Commission Agenda

Documents:

[HDC NOVEMBER 22, 2016 AGENDA.PDF](#)

1.1. Historic District Commission Meeting Packet

Documents:

[11.22.16 PACKET.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, November 22, 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
Mike Davis Jr.	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – 216 N. Washington

V. BUSINESS SESSION

A. OLD BUSINESS

1. 100 Marketplace

Sign Replacement

B. NEW BUSINESS

2. 309 N. Adams

Walkways, vents, screens, gutters, and trash can enclosure screen additions.

3. 39 E. Cross

Awning, window glass and sign replacement; painting.

C. STUDY ITEMS – **309 N. Adams**

D. ADMINISTRATIVE APPROVALS

4. 212 N. Hamilton

Re-roof

5. 306 N. River

Re-roof

6. 46 N. Huron

Re-roof

E. OTHER BUSINESS

7. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of October 25, 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, November 22, 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
Mike Davis Jr.	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – 216 N. Washington

V. BUSINESS SESSION

A. OLD BUSINESS

1. 100 Marketplace

Sign Replacement

B. NEW BUSINESS

2. 309 N. Adams

Walkways, vents, screens, gutters, and trash can enclosure screen additions.

3. 39 E. Cross

Awning, window glass and sign replacement; painting.

C. STUDY ITEMS – **309 N. Adams**

D. ADMINISTRATIVE APPROVALS

4. 212 N. Hamilton

Re-roof

5. 306 N. River

Re-roof

6. 46 N. Huron

Re-roof

E. OTHER BUSINESS

7. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of October 25, 2016.

VIII. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 216 N. Washington

Date of Review: November 15, 2016

Date of Meeting: November 22, 2016

Proposed work: Demolition of Carriage House on the back of the property

Materials: N/A

Staff review:

1. This application was tabled on the October 27, 2016 meeting for a public hearing to be held at the November 22, 2016 meeting.
2. Demolition has been recommended by Fitzpatrick Structural Engineering and Steve Stier, Vice President of the Michigan Barn Preservation network.
3. The applicant has stated that currently he has no intention of re-building on the site.
4. The applicant has replaced a failing roof support column and joist as well as placed a tarp on the roof in order to keep weather out.
5. The applicant was previously seen in May 2014 and in September 2016 regarding work on the outbuilding and issues with its condition.
6. Before proceeding with work, the applicant must seek the appropriate building department permits.

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

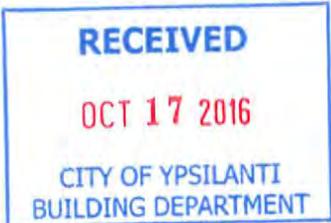
8. Preserve archaeological resources.

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

10. New work shall be removable.



Rec 21070
PHDC-16-0097



Ypsilanti Historic District
Demolition Permit Application

Date Filed 10/17/2016 for HDC meeting date 10/25/2016

Property Address 216 N. WASHINGTON ST., YPSILANTI

Applicant: Name JON HOMMES
Address 213 N. HURON #1
City YPSILANTI State MI Zip Code 48197
Phone 734-255-1090 Fax _____
Email jon.hommes@gmail.com

If applicant is not owner:
Owner's name _____
Address _____
City _____ State _____ Zip Code _____
Phone _____ Fax _____
Signature of Owner [Signature]

Who will perform the work?
Contractor's name DECOMMISSIONING SERVICES
Address and phone P.O. Box 614, WILLIAMSTON, MI 48895 DAVID MACDONALD 248-921-7865

Cost of proposed work \$7,283.00 Permit Application Fee \$45.00
The permit fee is \$30 plus \$5 for each (or any portion of) \$3000 of construction cost and is due with the application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permits.

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

Incomplete Applications will not be considered

Date filed 10/14/2016 for meeting date 10/25/2016

Property Address 216 N. WASHINGTON ST., YPSILANTI

Applicant JON HOMMES

Grounds upon Which an Application May be Based

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

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

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



My Signature

10/14/2016

Date

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



Staff Photos 11/15/16

216. N. Washington



Staff Photos 11/15/16

216 N. Washington



Staff Photos 11/15/16
216 N. Washington





Outbuildings Survey

216 North Washington

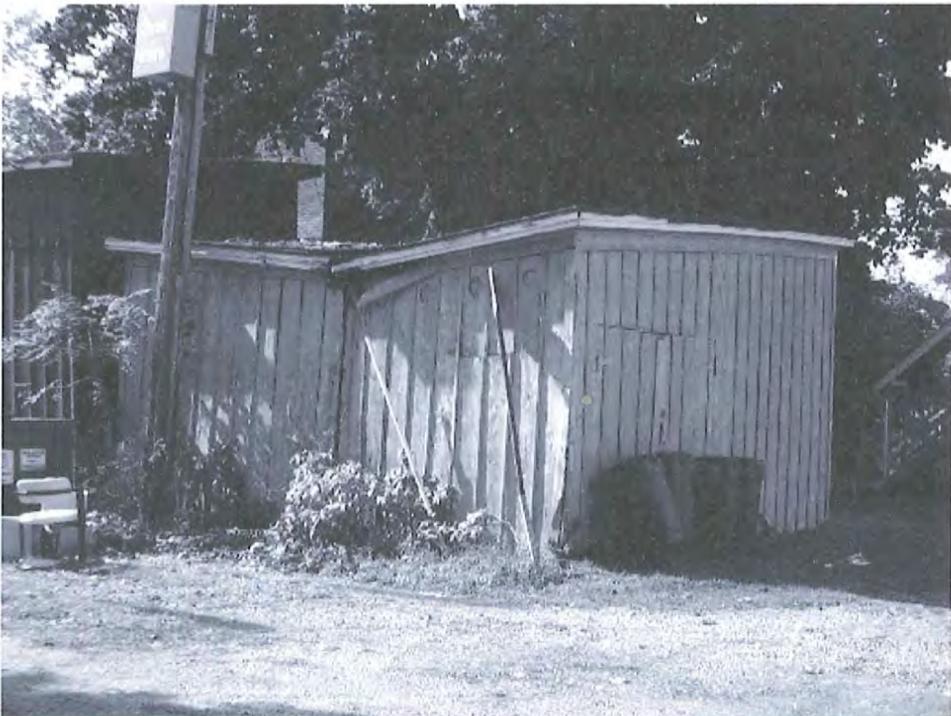
October 2006



↑ NW elevation

2-car board & batten
BARN

↓ NE elevation



Ypsilanti Heritage Foundation
Historic Structure marker
awarded in 2010

216 N Washington
PHDC-16-0097

Jon Hommes

213 N. Huron St. Apt#1
Ypsilanti, MI 48197
(734) 255-1090
jonhommes@gmail.com

10/16/2016

Dear Ypsilanti Historic District Commission,

This letter is written in support of my demolition permit application for the shed at the back of my property at 216 N Washington, Ypsilanti, MI 48197.

The Ypsilanti Building Department has cited the structure as a safety hazard and has only temporarily extended the Certificate of Occupancy for the property on which the main house has 4 apartment units with 3 current residents. See the letter (Attachment I) from Housing Inspector, Debbie Neville, in support of the Demo Permit Application's Section D.1.a.

Over the last four months I have had multiple contractors look at the shed for the purpose of repairing it, however, because of its condition and proximity (11") to an adjacent shed on the property of 210 N. Washington, none wanted to propose a restoration.

I consulted with Fitzpatrick Structural Engineering to have them assess the structure for restoration. The conclusion of James Fox, P.E., is that the shed is not reasonably repairable. I offer his letter (Attachment II) in support of the Demo Permit Application's Section D.1.b.

In support of Section D.1.c, "Detailed description of existing conditions", refer to Attachment III which includes dimensioned sketches of the structure along with photographs from many angles, including interior photos of the structural problems. Further description is as follows:

1. Structure is a shed of 21'-4" wide X 20' deep.
2. It has a flat roof sloped from the front to the rear. Structure is 12' tall at the front and 10' tall at the rear.
3. The foundation is wood floor over wood joists on the soil. Construction is wood frame resting on top of the floor. The roof span is supported by a central column.
4. Siding is 12" boards with 2" batton.
5. Structure has a pair of swinging double doors on the front and another swinging double door at the back on the north side.
6. There are no electrical or other utility connections to the shed.
7. It is uninsulated.

Condition:

1. South wall is 11" from an adjacent structure. A century of accumulated leaves has left the base of this wall buried under 1 to 2 ft of soil.

2. Back 1/3rd of the foundation floor is completely gone.
3. Back wall is collapsing in the center.
4. Floor deterioration has almost reached the spreader base under the central roof column.
5. The corner columns of the shed are unsupported where the floor has rotted away.

Proposed changes to the structure include demolition and disposal, followed by regrading, backfilling with top soil and putting down grass seed. Plans for a replacement structure are not considered as part of this application. Refer to the demolition quotation, Attachment IV, from Decommissioning Services, dated 10/07/2016 for the demolition plan in support of Section D.1.d "Proposed Changes".

Refer to Attachment V for a site plan, to scale, from eWashtenaw's mapping service, in support of Section D.1.e "Site plan, to scale, showing the location of the resource proposed to be demolished in relationship to other structures on the property, and to the property lines."

In support of Section D.1.f regarding the proposed use and appearance of the site after demolition, I propose that the area will be backfilled with top soil to bring it level with surrounding area and planted with grass seed. In the spring, I'd like to plant some evergreen bushes (cedar or holly perhaps) that will conceal the unsightly dumpster at the end of the alley on the adjacent property.

In support of Section D.1.g regarding feasibility of alternative uses that would allow retention of the structure, I submit my unsuccessful efforts to find a contractor willing to attempt a restoration. I sought a final opinion from Stephen Stier, President of the Michigan Barn Preservation Network, to see if he thought the shed was repairable and could recommend an architect who could help me develop a restoration plan. I sent him exterior and interior photos of the shed and we discussed its condition by email and phone. He concurred with the other opinions I had gotten that the shed cannot be reasonably repaired. His email and bio are submitted in Attachment VI. He advised that if a structure of similar style and appearance is desired, that I should measure and photo-document the existing, demolish it, and rebuild a new shed of similar construction further from the neighboring shed.

Sincerely,
Jon Hommes



City of Ypsilanti
Building Inspection Department

October 04, 2016

HOMMES, JONATHAN D
213 NORTH HURON #1
YPSILANTI MI 48197

SUBJECT: 216 N WASHINGTON - Accessory Structure Repair/demo

Dear Mr. Hommes,

I am in receipt of your emails sent to the HDC intern, Cindy Kochanek and to Jenni, the Building Department secretary on September 9th regarding your carriage house. I spoke with Cindy last week to see if I had overlooked a submitted application to the HDC regarding the repair or demolition of the carriage house. She stated you were there as a study item on September 13th but nothing else has transpired. You were to submit an application to the HDC so a decision could be made which in turn, would help me in seeing which way go.

Unfortunately, at this time I may have to issue a citation for allowing occupancy on rental property without it being certified. The carriage house is considered a dangerous building, even with it being padlocked. With winter around the corner, it is likely the inclement weather may or will play a part in further destruction of this building. I cannot issue a certificate at this time. Please submit the required application in time for the next HDC meeting and attend, so hopefully you both can come to a decision on how to meet compliance and avoid a citation.

I would also like to make you aware the Ypsilanti City Code contains several ordinances intended to address vacant and dangerous buildings within the community. Chapter 18 of the Ypsilanti City Code now includes language requiring registration by the owners or responsible party of all vacant and/or dangerous structures, as well as setting forth guidelines for maintenance and security of such structures, periodic inspections, recovery of cost of inspections, and in the case of dangerous structures, a periodic escrow fee. Copies of all the ordinance provisions are available in Chapter 18 of the city Code, available online at www.cityofypsilanti.com.

I am giving you this information to make you aware of the dire need to take care of this as soon as possible and to hopefully avoid unnecessary future fees.

CITY OF YPSILANTI

Debbie Neville
Housing Inspector



Fitzpatrick Structural Engineering, P.C.

PO Box 1506 • Ann Arbor • MI • 48106

ph 734 -769 -0320 • fax 734 -619 -6757

September 5, 2016

RE: Storage Shed Located at 216 North Washington Street, Ypsilanti.

Mr. Jonathon Hommes
216 North Washington Street
Ypsilanti, MI 48196

To Whom It May Concern;

Mr. Hommes has a concern about the condition of a former carriage shed located in the rear of his property at 216 North Washington Street. The shed (and property) is located in the Ypsilanti Historical District.

Mr. Hommes asked Fitzpatrick Structural Engineering, P.C. to observe the condition of the shed located at the back of his property and render an opinion. Mr. James A. Fox, P.E. from Fitzpatrick Structural Engineering visited the site on September 30th. He observed that the shed's structure is seriously deteriorated.

Base on visual observation, the roof boards on the lower half of the shed roof have disintegrated. A portion of the roof has no covering permitting moisture to soak into the main beam holding what remains of the roof joists. By observation, the main roof beam has numerous holes. If the remaining roof is heavily loaded (e.g. by snow) it will shear and collapse the entire roof. The corner columns have deteriorated at their bases. They have little capacity to withstand any inward deflection as a result of a collapsed roof. A failure of the main roof beam would topple the walls destroying the use of the entire structure.

Similarly, the back wall (next to the alley) has deteriorated to the point where it provides little protection against rain intrusion.

The structure is in such an advanced stage of deterioration that it is a safety hazard

Because the main structural members are in such poor condition, any attempted renovation would require demolition of the entire existing structure before reconstruction. Very little, perhaps 15- 20%, of the existing materials might be re used in the reconstruction of the building. Rehabilitation would not be a savings or reuse of historic materials.

The shed is behind the house located at 216 North Washington Street. It is located in the middle of a back alley and is not visible from the street. The view of one side is blocked by another structure. The structure itself is simply stated with very few architectural features. The shed does not contribute to the visual scheme that the Historic District wishes to preserve.

For the reasons that:

1. The existing structure is likely to collapse under the influence of a heavy roof loading.
2. The high cost to demolish and reconstruct the structure in a similar manner is prohibitive.
3. The shed's low visibility and alleged non contribution to the visual scheme of the District makes it relatively unimportant for preservation.

I recommend complete demolition of the structure without rehabilitation or reconstruction.

If you have any questions about the contents of this letter, please call our office.

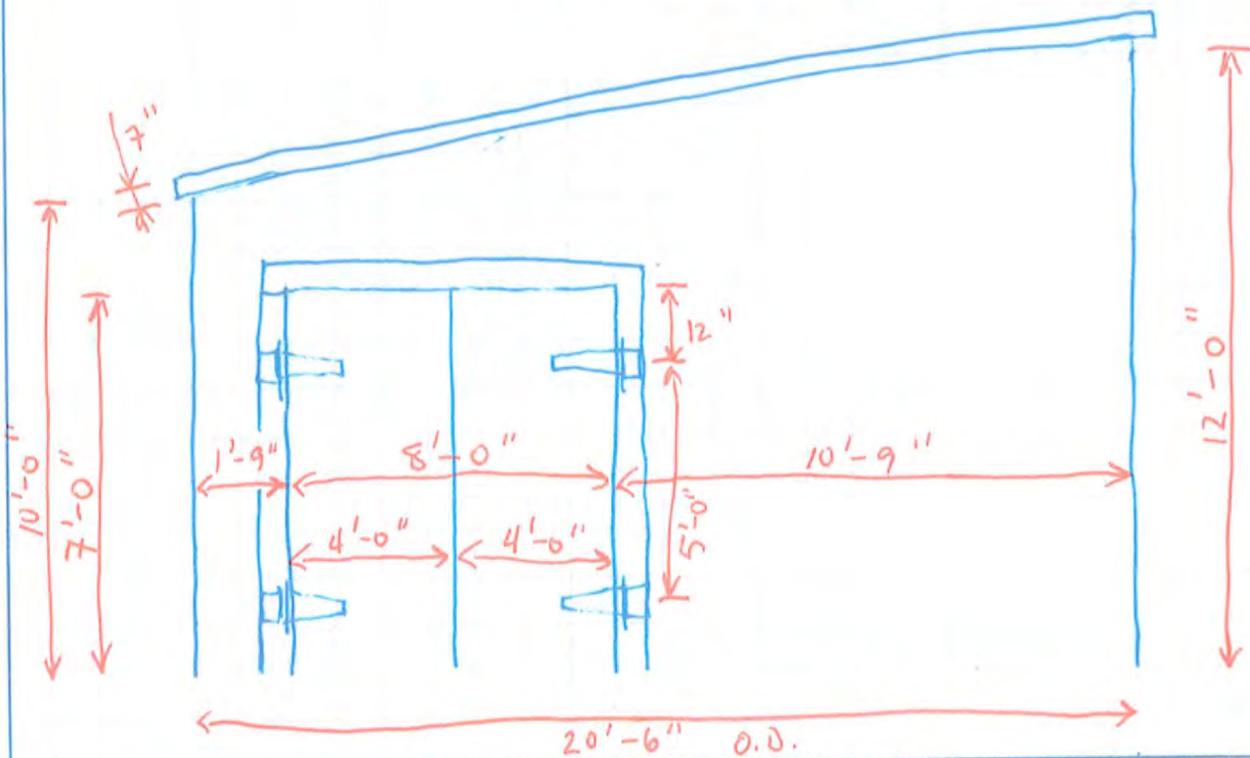
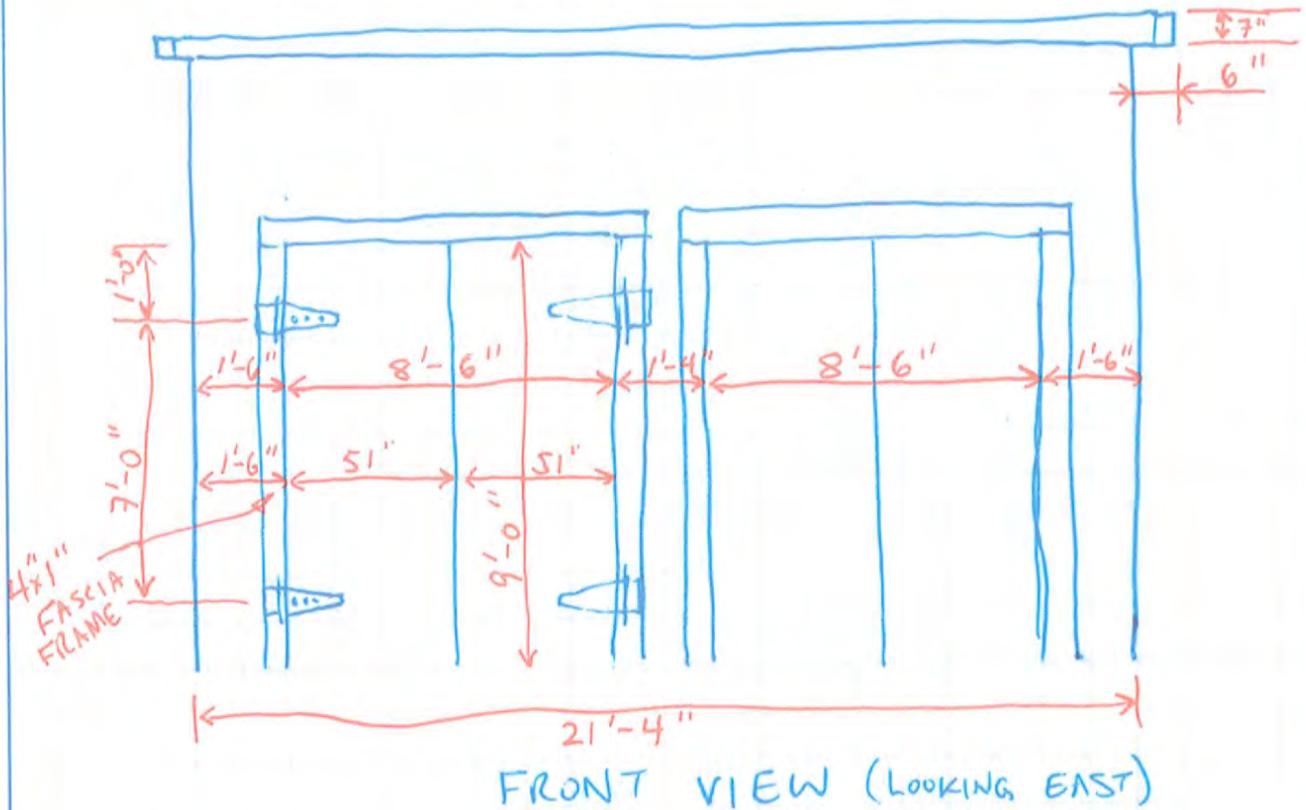
Respectively

James A. Fox P.E.



James A. Fox P.E.
Associate Engineer

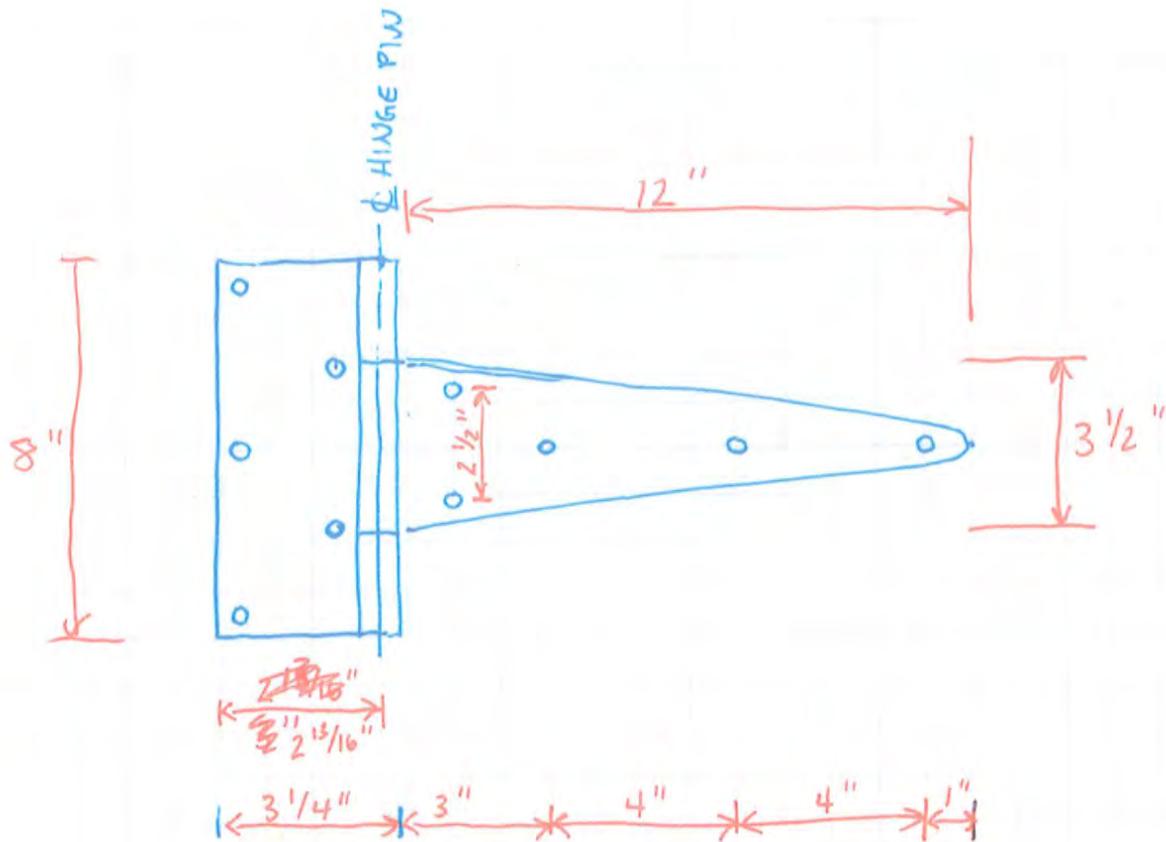
216 N. WASHINGTON ST.
CARRIAGE HOUSE



DATE 2016-09-30

SIGNATURE *DDU*

SIDE VIEW
(LOOKING SOUTH)

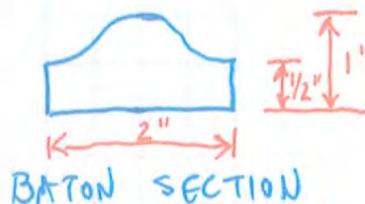


TYPICAL HINGE DETAIL
— (12) TOTAL HINGES —

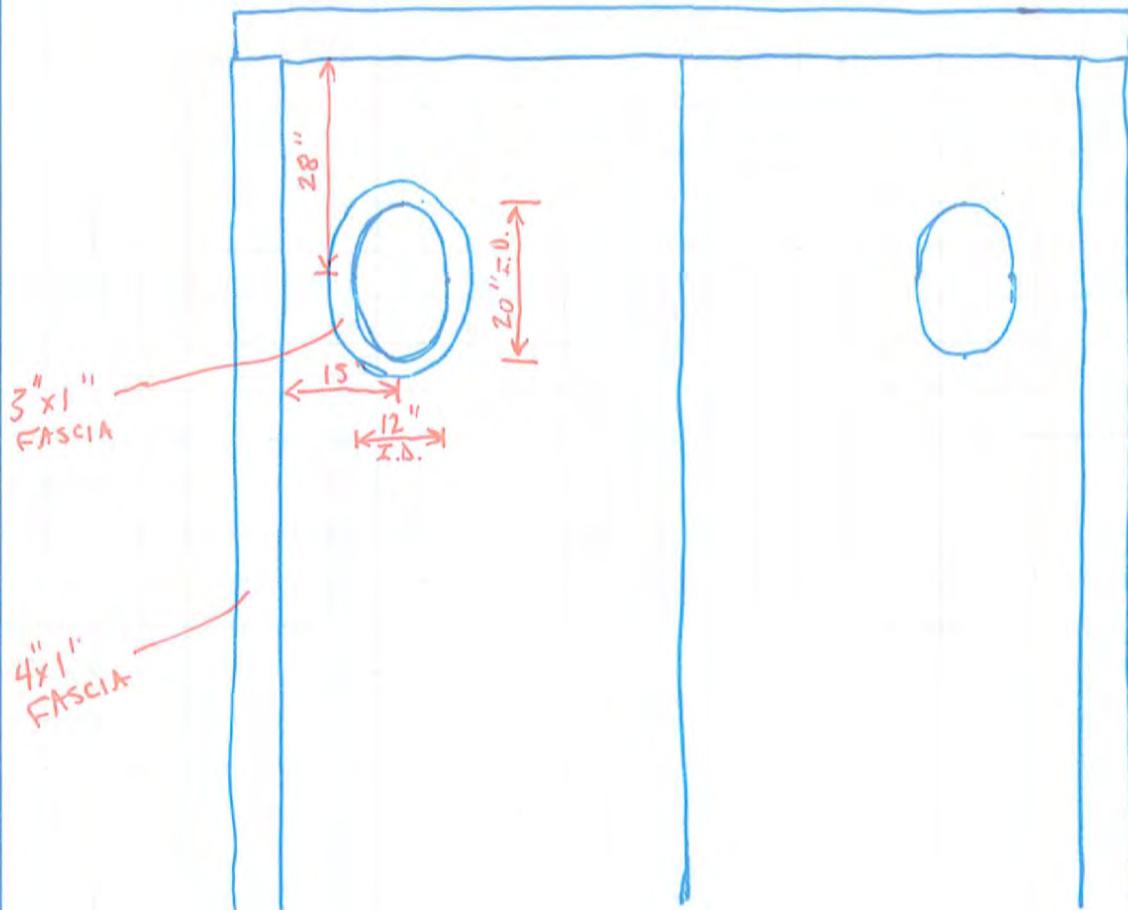
HINGE PIN $\phi = 9/16$ "

BOARD & BATON :

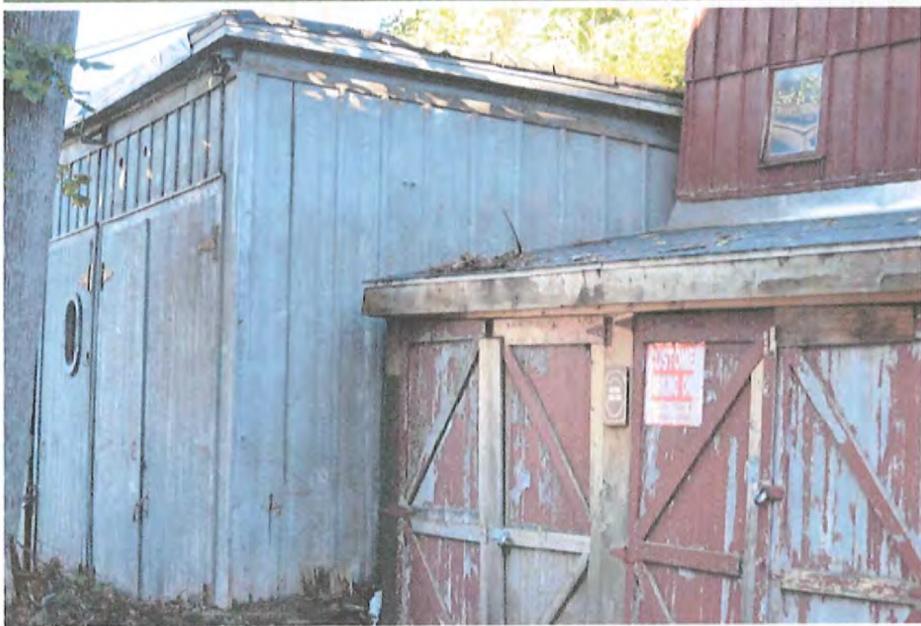
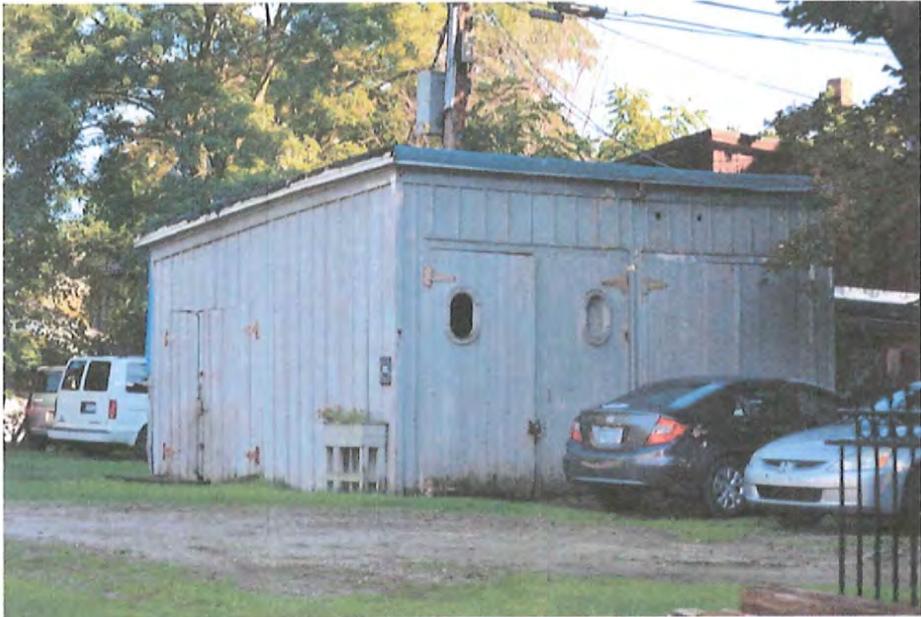
- BOARDS ARE 12" x 1", VERTICAL, FULL HEIGHT
- BATONS ARE 2" x 1"
- DOOR BOARDS ARE TONGE-IN-GROOVE, IRREGULAR WIDTH 4" TO 6" WIDE.

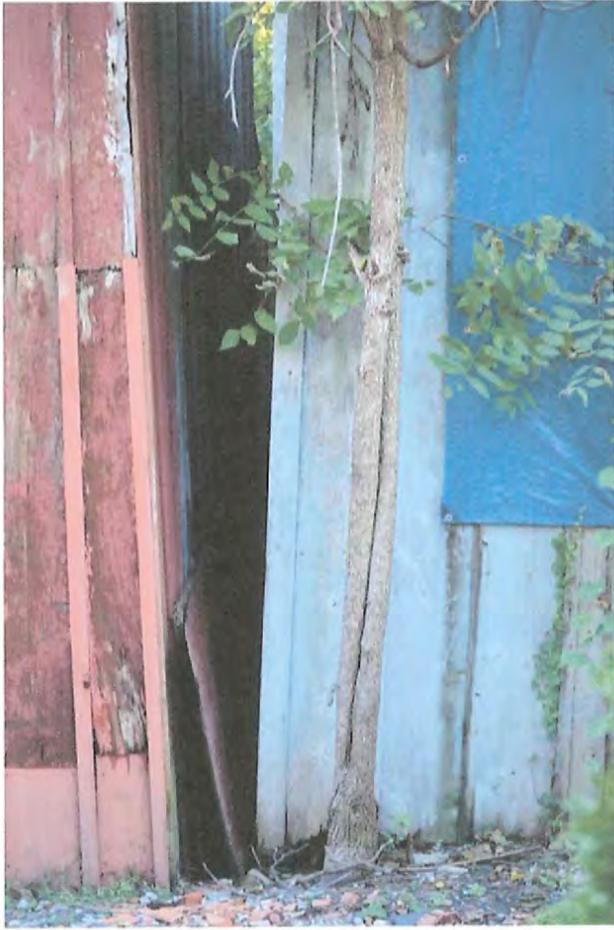


BATON SECTION



FRONT DOOR DETAIL









October 7, 2016

Attn.: Jon Hommes
Email: jonhommes@gmail.com
Cell: 734-255-1090

Re: Carriage House - Demolition Proposal
216 N. Washington Street, Ypsilanti, Michigan
DS 16-174

Good Afternoon,

Decommissioning Services, LLC is pleased to provide all Supervision, Labor, Materials, & Equipment to complete the following scope of services for Demolition of a Carriage House at address as shown below, in Ypsilanti, Michigan based on your request and our site visit on October 5, 2016:

SCOPE OF WORK-Building Demolition

Decommissioning Services Scope of Services is limited to provide the scope of services specifically detailed below:

- Review gas, electrical, water, and telecommunications utility disconnects for Structure as obtained by the Client;
- Prepare Proposed Project Schedule and Work Plan for Demolition of Building for Review and Approval to Client;
- Prepare & Submit Site & Safety Plan for Demolition of building to the Client;
- Provide Miss Dig Utility Clearance information to the Client;
- All work performed shall be in accordance with State of Michigan & City of Ypsilanti Wrecking Codes;
- Obtain a demolition permit from the City of Ypsilanti Building Department;
- Utilize wet demolition techniques throughout the course of the project;
- Mobilize a necessary equipment and resources to perform the work;
- Utilize Excavator to demolish the approximate 484 square foot carriage house structure;
- Remove floor slab and foundation footings from building footprint;
- Consolidate, segregate, transport, and properly dispose/recycle of the generated debris;
- Backfill with clean fill and finish grade disturbed areas to establish positive drainage, and restore with seed, and straw in conformance with City Wrecking Statutes using clean fill materials;



SCHEDULE OF PRICES

Decommissioning Services will perform the services outlined herein as stated below:

Building Demolition **\$7,283.00 Lump Sum**
(Includes \$1,000 Allowance for Demolition & Soil Erosion Control Permitting)

INCLUDED ITEMS

- One Time Mobilization and Demobilization;
- Supervision and Properly Trained Workers with Specific Experience in the Manner and Type of Demolition to be Performed;
- Material, Equipment, and Proper Disposal;
- \$2 Million Aggregate G/L Insurance, \$2 Million Aggregate Pollution Liability and \$2 Million Aggregate Professional Liability Insurance; and,
- Fees, Taxes, Permits and Submittals.

EXCLUDED ITEMS

- Any scope item except as indicated within the scope of work;
- Removal, packaging, and disposal of any asbestos or hazardous materials (any of these materials found can be removed for an additional fee);
- Ambient Air Monitoring;
- Installation and Maintenance of Silt Fence.

CLARIFICATIONS

- Structure is assumed to not have a basement;
- Client shall provide Utility Disconnect Documentation and Property Check Clearances prior to Project Commencement;
- Decommissioning Services shall retain all salvageable items from the building;
- Proposal contingent upon reaching mutually agreeable contract;

TERMS

- Pricing is Valid for 30 Calendar Days;
- Terms are 50% Down Payment, Net Due upon Completion;

Thank you for the opportunity to provide pricing for this project. Should you have any questions, please contact me at (248) 921-7865, or Aaron Demand at (989) 280-3057.

Sincerely,

DECOMMISSIONING SERVICES, LLC.

David S. MacDonald

David S. MacDonald, Business Development

Aaron Demand

Aaron Demand, Member



Home Tools

- Home
- Initial View
- Full Extent
- Previous Extent

- Bookmarks
- Identify
- Export
- Print
- Share

Navigation

Find Data

Tasks

I want to...

11-11-40-411-002

HOMMES, JONATHAN D
Address: 216 N WASHINGTON ST
Assessed Value: \$84,400.00

[Detailed parcel info](#)
[View in Google Maps](#)

[View Additional Details](#) [RUSA Report](#)

Emmet St

N Washington St

Emmet St

148.5 ft

50 ft

216 N Washington -
House

Shed - to be Demoad

Adjacent shed on 210
N Washington



WKID: 4326 Lat/Long

Lat: 42.24459° N
Lon: 83.61553° W



0 30 60ft

Jon Hommes

From: Jon Hommes [REDACTED]
Sent: Friday, October 14, 2016 7:02 PM
To: Jon Hommes
Subject: Fwd: 216 N Washington
Attachments: Steve bio1017 to Jon Hommes.pages

----- Forwarded message -----

From: Stephen Stier [REDACTED]
Date: Wed, Oct 12, 2016 at 7:32 AM
Subject: Re: 216 N Washington
To: Jon Hommes [REDACTED]

Hello Jon,

Thanks so much for sending the photos of your carriage barn. As much as I hate to say it, I think that it is beyond repair. Almost all the framing members are severely rotted and are barely holding the structure together. If there were originally sills supporting posts and floor they are now rotted into the ground and the roof is seriously compromised. There seems very little of the original fabric of the building that is salvageable.

I hope you will measure and document the building the best you are able before it collapses. My suggestion is to save as much siding and hardware as possible to be reused. Then construct a new building that is a near exact replica of the old building using as much of salvaged material as possible.

Best Wishes
Steve Stier

Steve Stier

Masters Degree, WMU Industrial Arts Education

Masters Degree, EMU – Historic Preservation

Vice President, Michigan Barn Preservation Network

Former Board Member, Michigan Historic Preservation Network

Steve Stier is an educator and historic preservation specialist with focused interests in historic rural vernacular architecture, and traditional trades. His experience includes increasing awareness of history and preservation in community development and in developing job skills serving this arena. His background in agricultural history is tied to structures and especially barns on the Michigan landscape. Steve has developed, presented and taught programs, and curriculum that include timber framing, agricultural heritage, and preservation and restoration techniques and approaches for units of government, museums, historical societies, universities, public schools and state and federal parks.

Steve has extensive study and experience in restoration and renovation of many types of historic structures from boats to barns to vintage windmills. He is a Michigan Licensed Builder specializing in Historic Preservation, interpreting and using traditional tools and construction methods, and materials, and consultation for owners of elderly buildings. He has lead timber frame construction classes at Tillers International (Kalamazoo MI) resulting in new, but traditionally designed and constructed timber framed structures (1994 to 2007). He has also designed the curriculum for ten-day wood window rehabilitation on behalf of the Michigan Historic Preservation Network and coordinated six workshops to date. Steve has extensive experience in developing and delivering presentations and one and two day workshops on a variety of hands on preservation related building practices.

In 2015 Steve received a Michigan Heritage Award from the Michigan State University Museum's Traditional Arts Program for "his excellence as a master practitioner in barn preservation and an educator of traditional crafts".

In semi-retirement since 2012 Steve still offers consultation to owners of elderly buildings finding practical solutions to building preservation. He continues to seek opportunities to help the public understand the importance of historic preservation and the historic trades that are needed to insure a sustainable future of our built environment.



HDC Work Permit Staff Review

Property address: 100 Marketplace

Date of Review: November 15, 2016

Date of Meeting: November 22, 2016

Proposed work: Replace five existing signs.

Materials: Plastic Fiberboard signs with dark green lettering with parchment background.

Staff review:

1. This application was tabled at the October 25, 2016 meeting due to not enough Commission members being able to vote.
2. Ground signs will be 3'x4' and building sign will be 24"x36".
3. 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:

Work to include the replacement of five existing Freight House signs with plastic fiberboard ones with dark green lettering with parchment backgrounds.

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
OCT 14 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

**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

PHDC-16-0096

OFFICE USE ONLY
Date Filed: 10/14
Meeting Date: 10/25
Action Item/Study Item

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.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address: 100 MARKET PLACE

Applicant

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

Name: RON RUPERT / Friends of the YPSILANTI Freight House

Address: 421 NORTH HURON ST.
Ste # 1

City: YPSILANTI State: MI Zip: 48197

Phone / Fax: (810) 241 0600 E-Mail:

Contractor

Contractor Name & Contact Info: HOME SERVICES LTD

Type of work

- | | | |
|--|--|--------------------------------|
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Porches | <input type="checkbox"/> Other |
| <input type="checkbox"/> Window/Door Replacement | <input checked="" type="checkbox"/> Sign | |
| | <input type="checkbox"/> Fence (or other sitework) | |

Complete Description of Proposed Work:

REPLACE (5) EXISTING FREIGHTHOUSE SIGN
PLASTIC FIBER BOARD 3'x4'
DARK GREEN LETTERING WITH PARCHMENT
BACKGROUND.

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

SEE SKETCH

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:

1800 -

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:

10/16/16

Print Name:

RONALD RUPERT

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 hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

Current

YPSILANTI'S
HISTORIC
FREIGHTHOUSE

Ypsilanti
Farmers
Market

Saturdays

Flea Market
Sundays



current

YPSILANTY'S
HISTORIC
REIGHTHOUSE

Ypsilanti's
**Farmer's
Market**
In Historic Depot Town

COMMUNITY EVENTS
HAIL RENTALS



3' x 4' for ground signs - double-faced

Building sign - 24" x 36"

YPSILANTI'S
HISTORIC
FREIGHTHOUSE
100 MARKET PLACE

COMMUNITY EVENTS
HALL RENTALS

YPSILANTIFREIGHTHOUSE.ORG

YPSILANTI'S
HISTORIC
FREIGHTHOUSE
100 MARKET PLACE

COMMUNITY EVENTS
HALL RENTALS

YPSILANTIFREIGHTHOUSE.ORG



HDC Work Permit Staff Review

Property address: 309 N. Adams

Date of Review: November 17, 2016

Date of Meeting: November 22, 2016

Proposed work: Addition of paved walkways, widening of existing driveway, the addition of 6 parking stops in gravel parking lot at back alley. The addition of one kitchen exhaust vent and screen to the north elevation. Additions of one bathroom exhaust vent and screen to the west elevation in the back of the house and addition of new half round gutters and round downspout to the north elevation lower roof. Also to include the addition of a metal water diversion plate to the upper roof on north elevation to be painted to match either the roof (black) or fascia color (white). Also to add screening for new trash can enclosure and one water heater power vent exhaust and screen to west elevation in back of house.

Materials: Deflect-o 4 in. aluminum dryer vent hood. HY-C VentGuard 7'x7' dryer and bathroom wildlife exclusion screen in grey to match the style of additional vents and screens approved earlier in the year. Aluminum gutters and downspouts .

Staff review:

1. At the July 14, 2016 meeting the Deflecto-o 4 in. dryer vent hoods and screens were approved and were to be painted to match the house.
2. Gutters and downspouts to match ones found in basement believed to be the original.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:

#2, #5, #9, #10

Suggest items to include in a motion:

Work to include the addition of paved walkways, widening of the existing driveway and the addition of six parking stops in the gravel parking lot in back alley as required by the Planning Commission. Also to include the addition of one kitchen exhaust bent and screen to the north elevation, to be painted to match the house. Work to include the addition of a metal water diversion plate to be painted to match either the roof (black) or fascia (white). Also to include the addition of screening for new trash can enclosure and one water heater power vent exhaust screen to west elevation in back of house, to be painted to match existing house color.

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 21283
PHDC-16-0104

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

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.
- Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property
Address
9 North Adams Street

Applicant
If applicant is not owner of property, a written statement from the owner authorizing this application must be included.
Name
9 North Adams LLC
Address
20 Lockridge Street

City Ann Arbor	State MI	Zip 48108
Phone / Fax 4-531-8850 ph, 734-975-6769 fax	E-Mail s3bproperties@gmail.com	

Contractor
Contractor Name & Contact Info
Finance Unlimited Inc. 517-902-2145

- Type of work**
- | | | |
|--|---|---|
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Porches | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Window/Door Replacement | <input type="checkbox"/> Sign | |
| | <input checked="" type="checkbox"/> Fence (or other sitework) | |

Complete Description of Proposed Work:

1. Addition of paved walkways as shown on attached sketches, as required by Planning Commission.
2. Widen existing driveway, as required by Planning Commission.
3. Add 6 parking stops in gravel parking lot at back alley, as required by Planning Commission.
4. Add more gravel to existing gravel parking lot at back alley, as required by Planning Commission.
5. Add one kitchen exhaust vent and screen to north elevation.
6. Add one bathroom exhaust vent and screen to west elevation in back of house.
7. Add new half round gutter and round downspout to north elevation lower roof to prevent icing up of new walkway.
8. Add metal water diversion plate to upper roof on north elevation to prevent water from dripping down to walkway and icing up at building entrance. Plate to be painted to match either roof color (black) or fascia color (white).
9. Add screening for new trash can enclosure, as required by Planning Commission.
10. Add one water heater power vent exhaust and screen to west elevation in back of house.

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

- See attached vents and vent screen cut sheets. They will be painted to match adjacent wall colors and will match the style of additional vents and screens previously approved earlier this year.
- Lattice painted to match the house
- Gutters and downspouts to be aluminum and match original galvanized steel gutters and downspouts found in the basement.

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: \$6000	Permit fee: \$35 + \$5 = \$40.00
------------------------------	-------------------------------------

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: 11/1/16

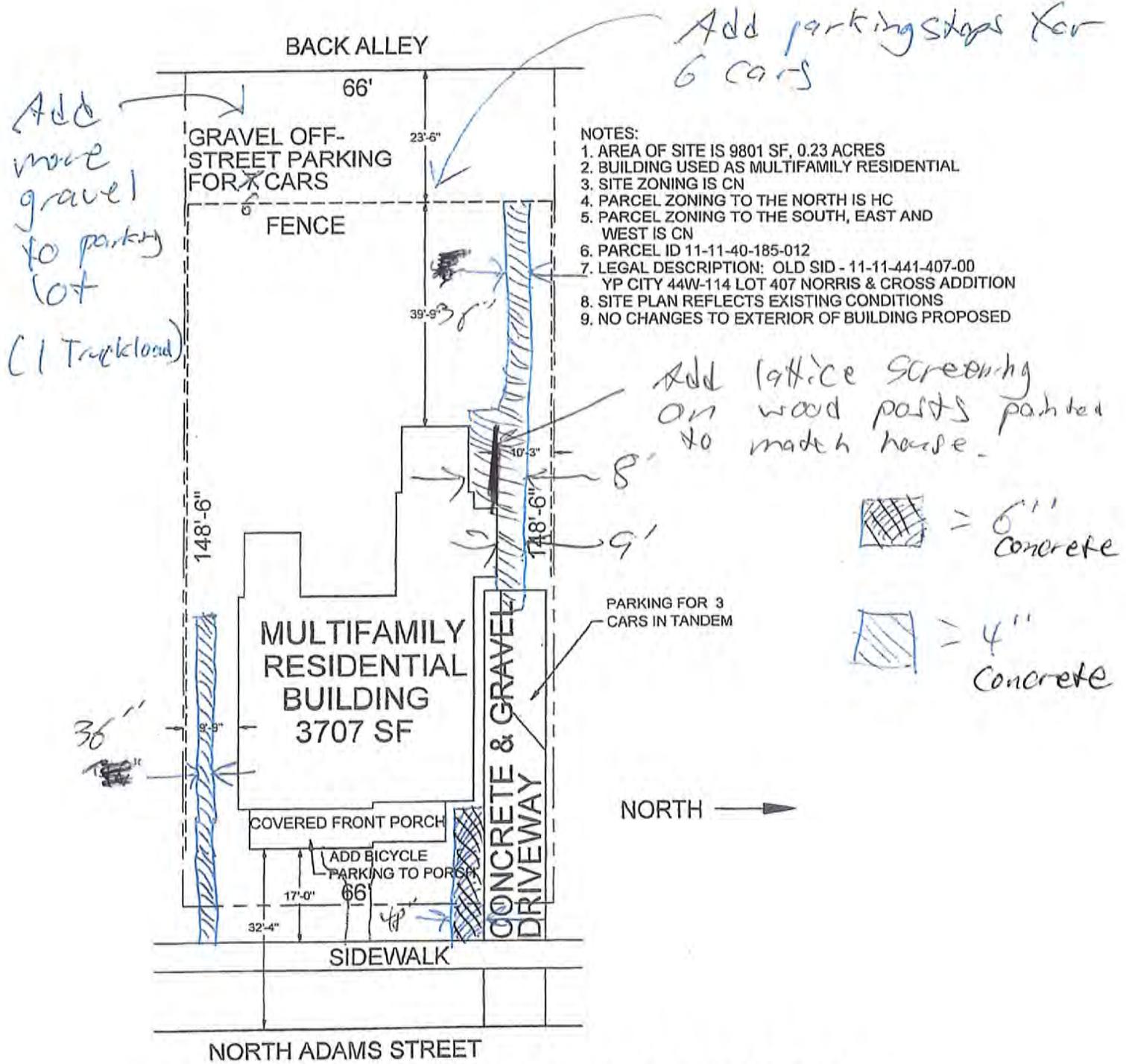
Print Name: Barry Levin, President, 309 North Adams LLC

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 hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

OPTION A

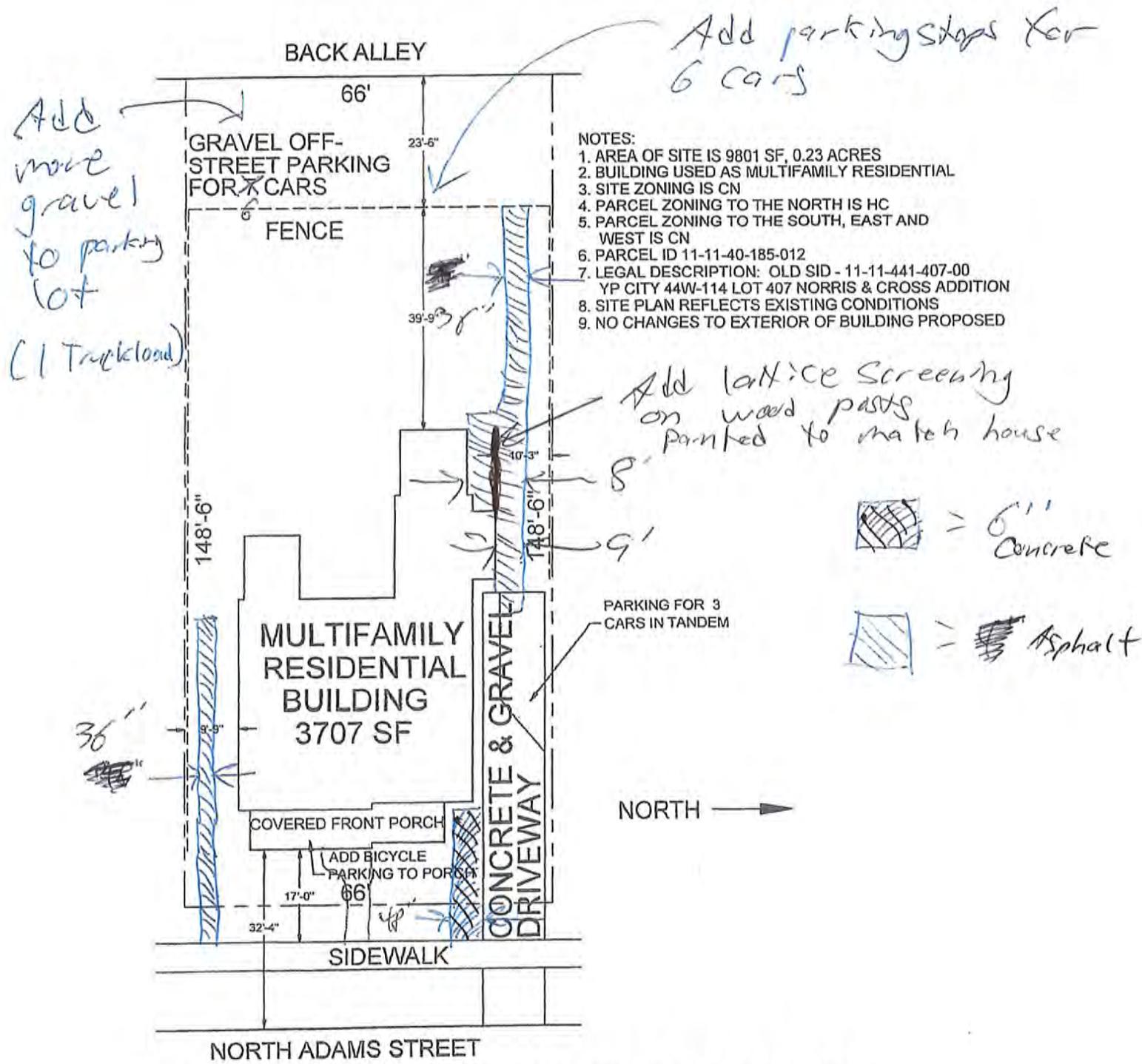
PHDR 16-0104



309 NORTH ADAMS STREET SITE PLAN SKETCH SPECIAL USE PERMIT APPLICATION

309 NORTH ADAMS LLC
 3220 LOCKRIDGE STREET
 ANN ARBOR, MI 48108
 734-531-8850
 SCALE: 1" = 25'-0"
 8/17/16
 REVISED: 10/4/16

OPTION B



309 NORTH ADAMS STREET SITE PLAN SKETCH SPECIAL USE PERMIT APPLICATION

309 NORTH ADAMS LLC
3220 LOCKRIDGE STREET
ANN ARBOR, MI 48108
734-531-8850
SCALE: 1" = 25'-0"
8/17/16
REVISED: 10/4/16

Add water diversion plate to roof

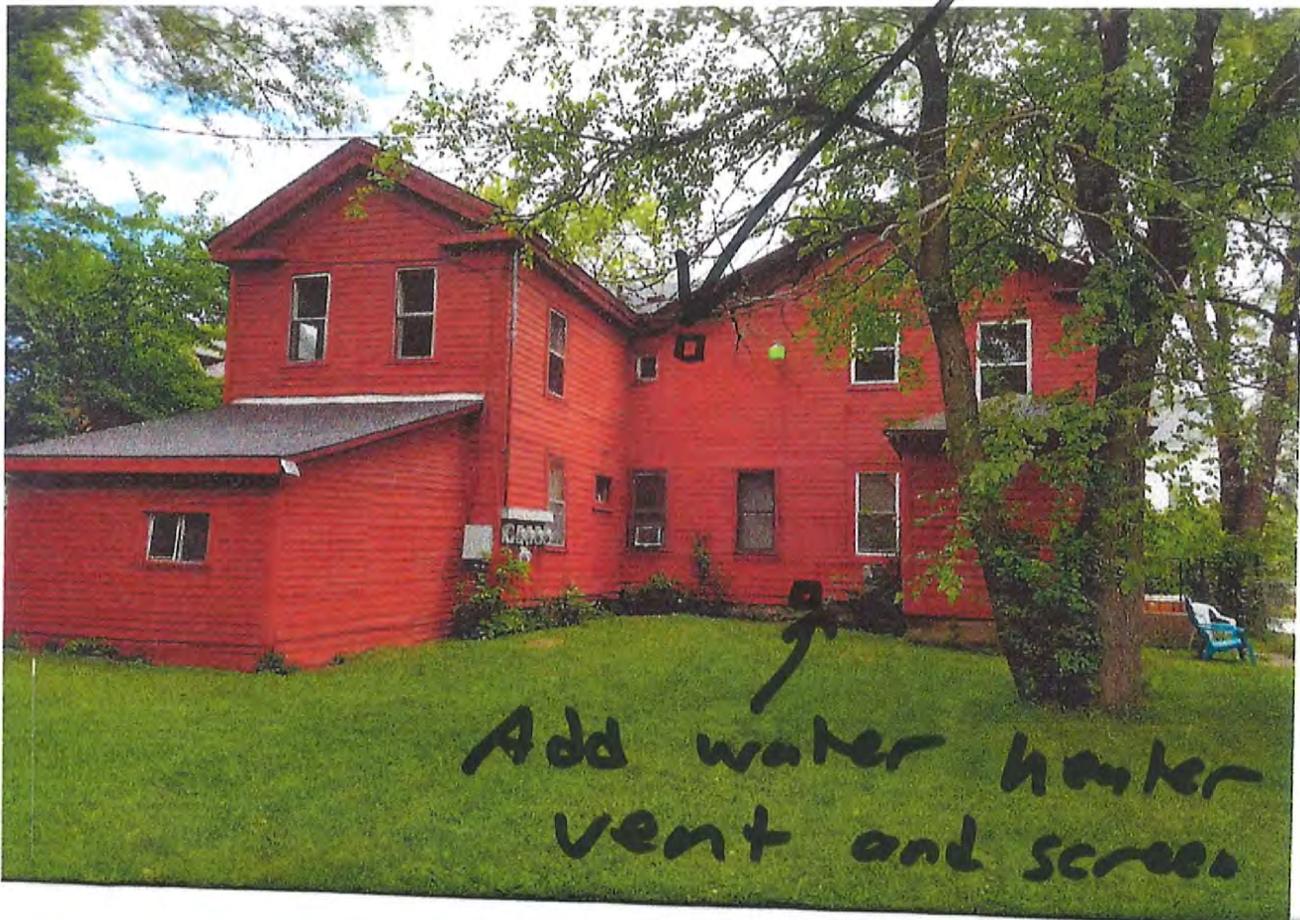
Add kitchen exhaust vent and screen

Add gutter and downspout



North Elevation

Add bathroom
exhaust vent
and screen



west elevation

North Elevation

Add 4' high
lattice screening
painted to
match
house





Select your local store
to view local inventory and pickup options

VENTS



What can we help you find?



Can be
painted
red

Deflect-o 4 in. Aluminum Dryer Vent Hood

Set your store for local inventory & pick up options.

Description +

Specifications +

Questions (1) & Answers (1) >

Reviews (1) +

Write a Review >

See More in Ventilation Accessories >

\$7.48 / each

Pick Up In Store

Select a Store to confirm item pick up options.





Select your local store
to view local inventory and pickup options



What can we help you find?

VENT SCREENS



Can be
painted
red

HY-C VentGuard 7 in. x 7 in. Dryer and Bathroom Wildlife Exclusion Screen in Gray

Description +

Specifications +

Questions (1) & Answers (0) >

Reviews No Reviews

Write a Review >

See More in Ventilation Accessories >

\$34.70 / each



Ship to Home **FREE with \$45 Order**
Estimated Arrival: JUL 12 - JUL 14

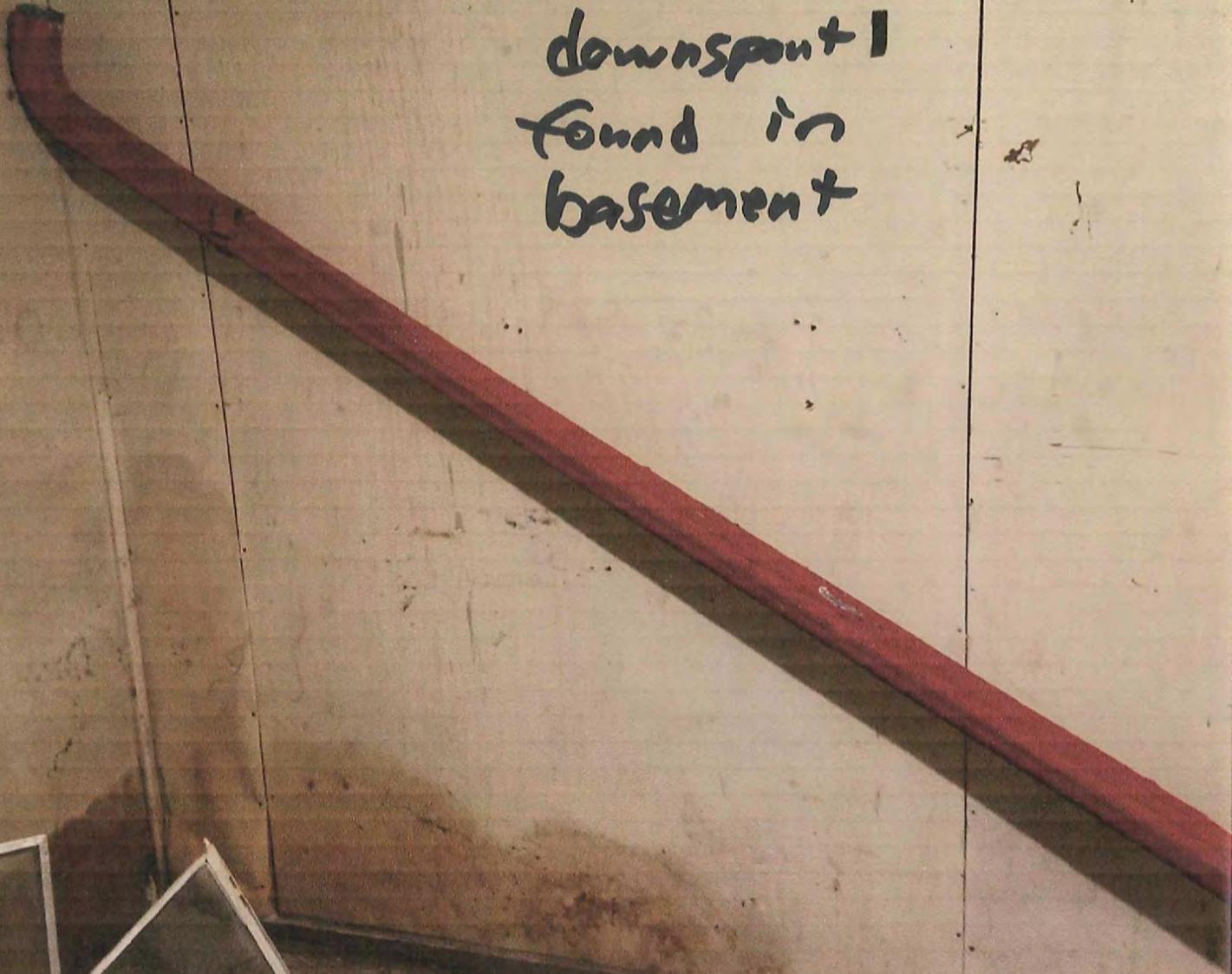
[See Shipping Options](#)



Original
Hall sound
gutters
found in
basement

RYLE PERFECT
Interior Flat Latex
PAINTING PAINT

Original
round
downspout
found in
basement





HDC Work Permit Staff Review

Property address: 39 E. Cross St.

Date of Review: November 17, 2016

Date of Meeting: November 22, 2016

Proposed work: Remove awnings in front of building. Replace existing awnings on the upper and side of building. Replace existing paint on building. Install new thermal glass in front of building and one panel on side of building nearest to the front of the building. Install new sign in front of the building above door. Transom glass to be restored and/or replaced with the same thermal glass stated above. Existing historical "pool" sign to receive glass to protect neon sign. New text above door "Pizza & Grill."

Materials: Paint in colors SW7673 "Pewter Cast" (Body). SW7667 "Zircon" (Trim). SW 7069 "Iron Ore" (Accent 1). SW 7007 "Ceiling Bright White" (Accent 2). Canopy fabric Sunbrella 4897-0000 Silica Charcoal. Sign w/back lighting "Aubree's".

Staff review:

1. Applicant advised signage and lettering may exceed city ordinances and given information about a Request for Modification of Sign Standards. Also advised that backlit signs are generally not preferred in the Historic District.
2. There is to be no sandblasting of the building surface and all cleaning is to be done with the gentlest means necessary.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:

#2, #5, #9, #10

Suggest items to include in a motion:

Work to include the removal of awnings in front of building, replacement of existing awnings on the upper and side of building and replacement of existing paint on building. Paint colors to include paint in colors SW7673 "Pewter Cast" (Body). SW7667 "Zircon" (Trim). SW 7069 "Iron Ore" (Accent 1). SW 7007 "Ceiling Bright White" (Accent 2). Also to include installation of new thermal glass in front and side of building, installation of new signs in front of building and replace or restore transom glass windows with same windows as mentioned above. Historic "Pool" sign to receive glass to protect the neon sign. Work to also include new text above the door reading "Pizza & Grill."

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.

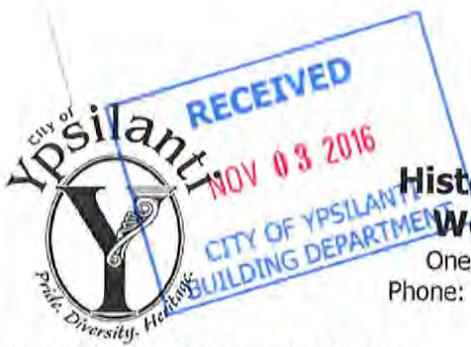
7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

PHDC-16-0106
Rec 21306



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

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.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
39 E. Cross Street Ypsilanti, MI 48198

Applicant

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

Name Andrew French		
Address 39 E. Cross Street		
City Ypsilanti	State MI	Zip 48198
Phone / Fax 734-216-6555	E-Mail andy @aubrees.com	

Contractor

Contractor Name & Contact Info
Bill Kinley 2111 Golfside Drive, Ypsilanti, MI

Type of work

- | | | |
|---|--|---|
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Porches | <input checked="" type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Window/Door Replacement | <input checked="" type="checkbox"/> Sign | |
| | <input type="checkbox"/> Fence (or other sitework) | |

Complete Description of Proposed Work:

1. Remove awnings in front of building.
2. Replace existing awnings on the upper and side of building.
3. Repaint existing paint on building:
 - a. Body: sw7673 Pewter Cast
 - b. Trim: sw 7667 Zircon
 - c. Accent 1: sw 7069 Iron Ore (Crown & Behind text).
 - d. Accent 2: sw 7007 Ceiling Bright White (above windows).
 - e. Roof: Existing
 - f. Canopy: Sunbrella 4897-0000 Silica Charcoal
4. Preperation of Paint:
 - a. Scrape loose paint
 - b. Hand sand as needed
5. New thermal glass in front of building & one panel on side of building nearest to the front of the building.
6. New sign in front of the building above door. ("Aubree's")
7. Tramsom glass to be restored and/or replaced with same thermal glass as stated above.
8. Existing historical "pool" sign to receive glass (To protect neon sign).
9. New text above door ("Pizza & Grill")

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

1. Paint
2. Sign w/back lighting (Aubree's)
3. Acrylic text letters spelling "Pizza & Grill"
4. Fabric for awnings

Permit Application Fee (action items only)

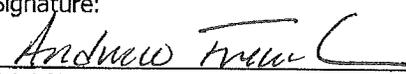
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:	Permit fee: 55
	\$35 + _____ = 90

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: 10.5.2016
---	--------------------

Print Name: Andrew French

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 hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

Existing Condition

Current Front View of the Building



Current Side View of the Building



Existing Brick to be Cleaned

Brick to be cleaned with water and mild cleaner to not damage or alter the exterior brick. No high pressure washers will be used to clean brick.



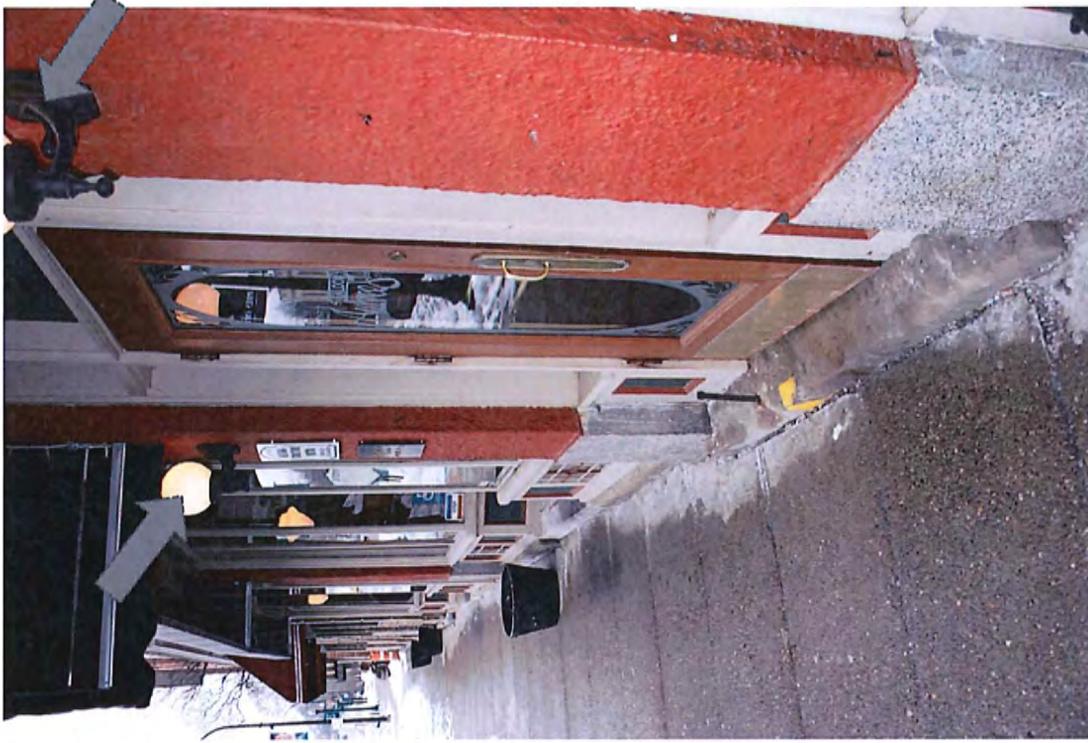
Existing Lighting to be Removed

Existing lighting under canopy to be removed and holes due to the mounting bracket to be filled, sanded and painted.



Existing to Lighting to Remain

Existing lights on each side of the entry door to remain the same and to be repainted black as needed.



Existing to Lighting to Remain

Existing lighting above 1st
level canopies to remain.

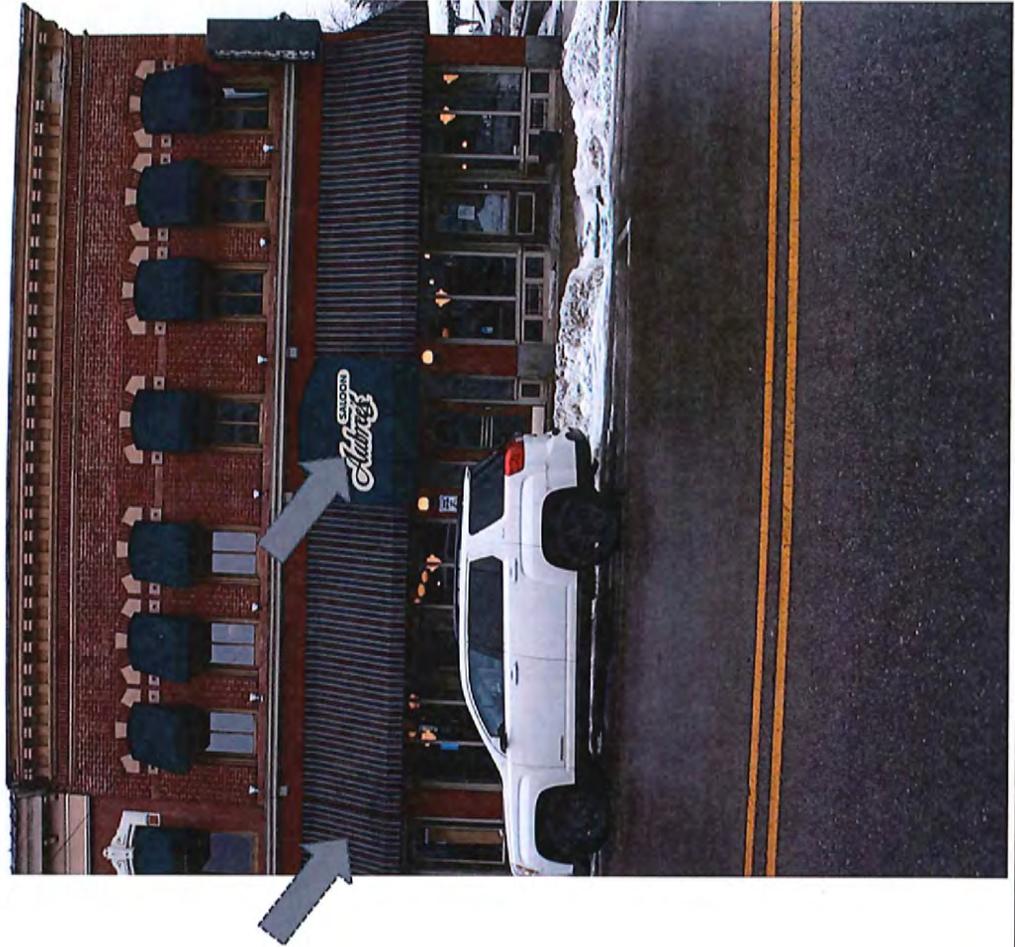
Housing to be painted
black as needed.



Existing Canopies to be Removed

Existing Canopies and Brackets that are located on the front of the building on the 1st floor are to be removed.

Holes where the brackets were mounted are to be repaired, sanded and painted.



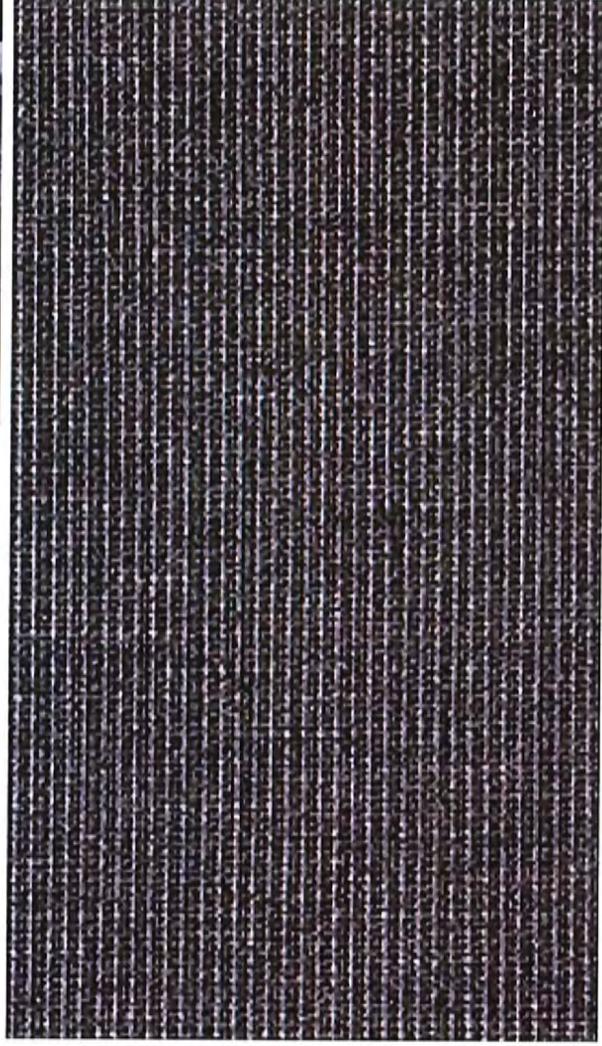
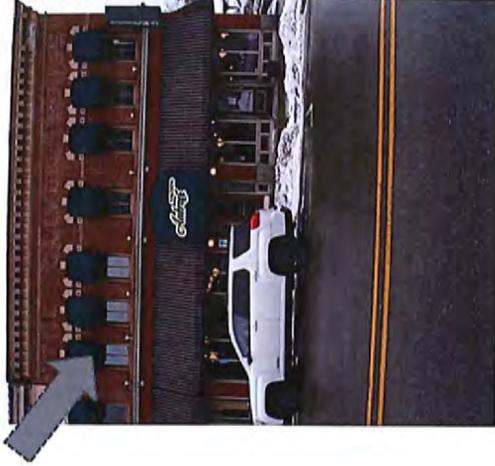
New Canopies

The existing canopies on the 2nd level and the 1st level on the side of the building to be replaced with new fabric.

Mounting hardware and brackets to be replaced as needed and will match existing hardware.

Frames and hardware, of the canopies, to be painted black.

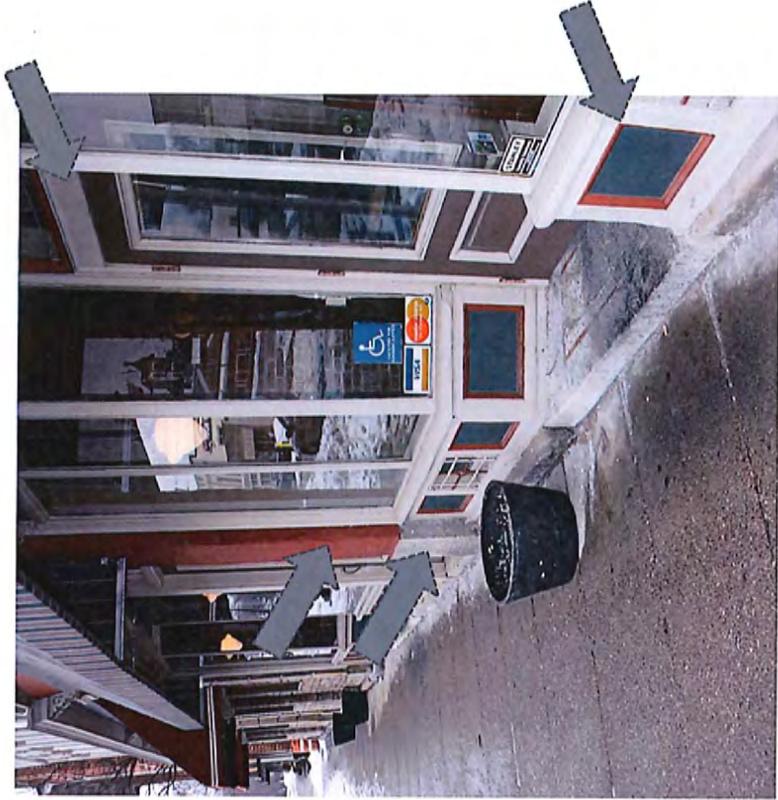
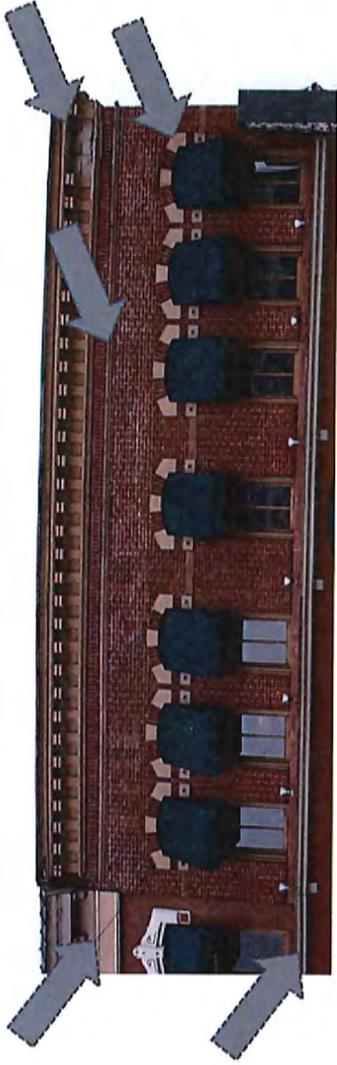
Sunbrella Fabric:
4897-0000
Silica Charcoal



New Paint Preparation

All existing paint to be scraped and sanded by hand.

No high pressure cleaning of any exterior materials are to be used.

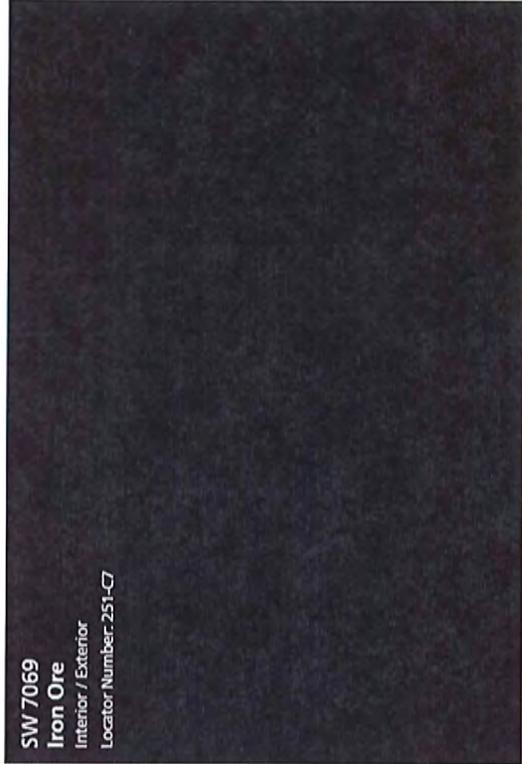


New Paint for Top Crown Molding

After preparation, the crown moldings at the top of the building (front and the side) are to be painted Iron Ore exterior grade paint by Sherwin Williams.



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

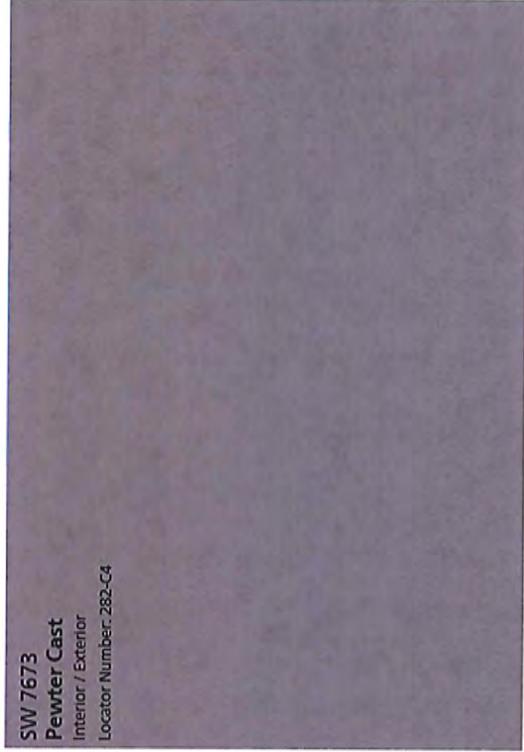


New Paint for Existing Trim Over Windows on the 2nd Floor

After preparation, the decorative trim and light colored brick (only), to be painted Pewter Cast exterior grade paint color by Sherwin Williams.

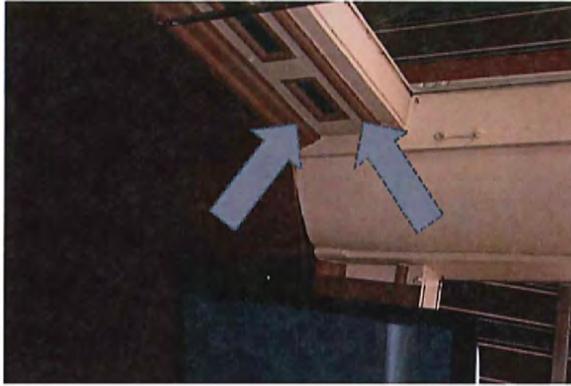


SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

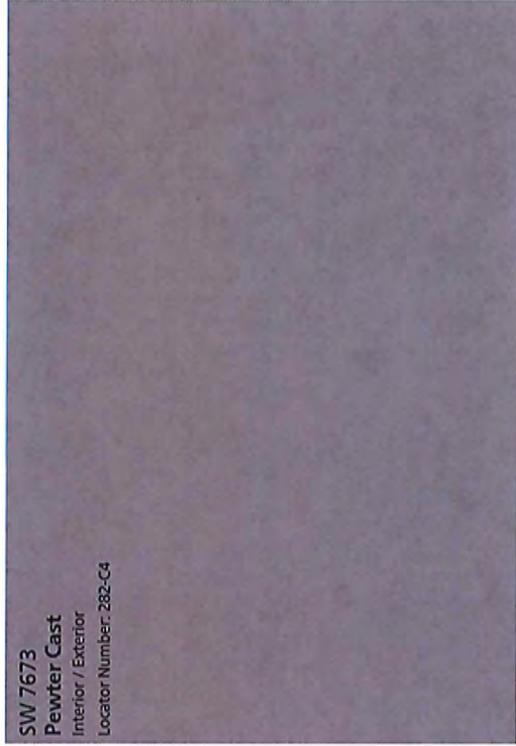


New Paint for Existing Trim

After preparation, the existing trim pieces around all exterior doors, except the main entry door, to be painted Pewter Cast exterior grade paint by Sherwin Williams.

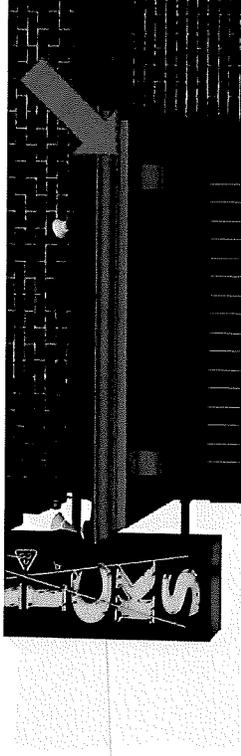
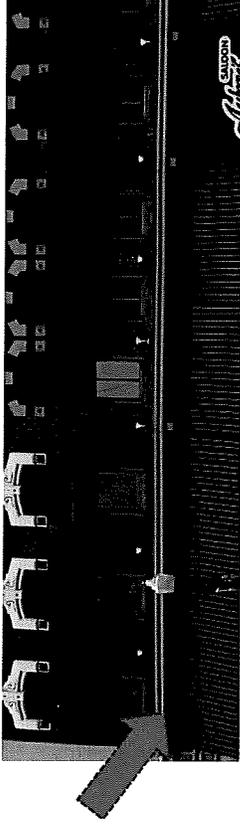


SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4



New Paint for Existing Trim above Canopy

After preparation, the long trim located above all of 1st level canopies, to be painted Iron Ore exterior grade paint color by Sherwin Williams.



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

New Paint for Existing Trim above Canopy

After preparation, the long trim located above all of the windows, on the 1st level, to be painted Ceiling Bright White exterior grade paint color by Sherwin Williams .

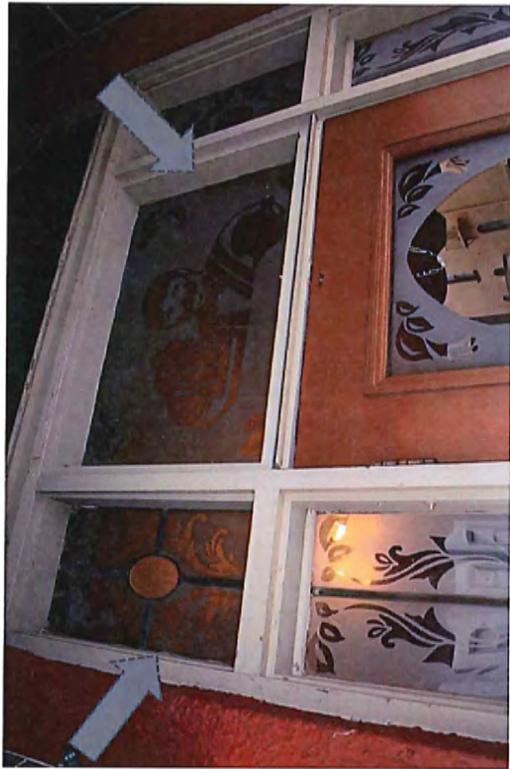


SW 7007
Ceiling Bright White
Interior / Exterior
Locator Number: 257-C2

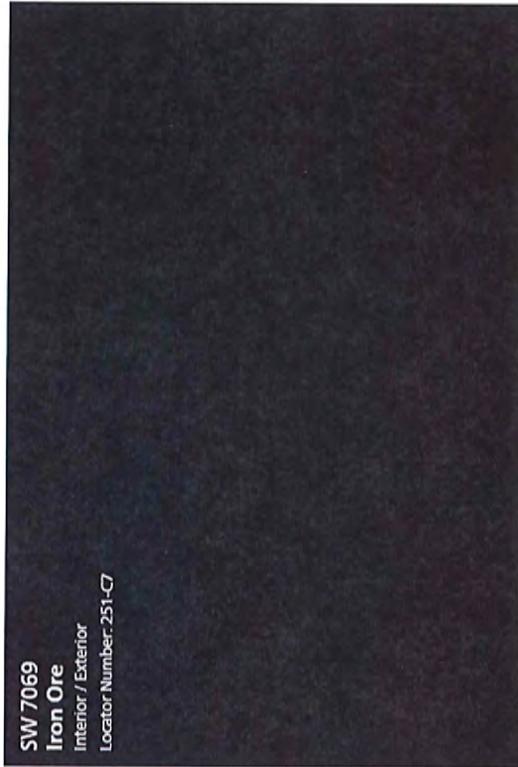


New Paint for Existing Trim by Entry Door

After preparation, the main entry door (only) to be painted Iron Ore exterior grade paint color by Sherwin Williams.



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-7

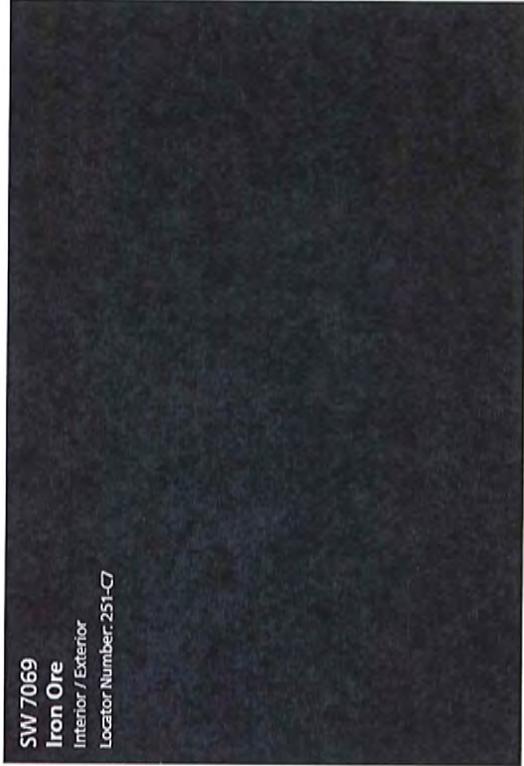


New Paint for Existing Panel above Doors

After preparation, the front panels above doors in the front of building to be painted Iron Ore exterior grade paint color by Sherwin Williams.



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

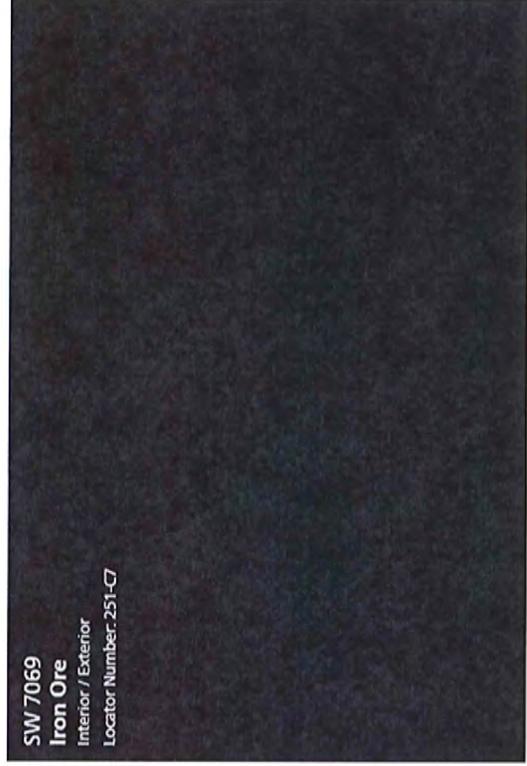


New Paint for Existing Panel above Doors

After preparation, the front panels above doors in the front of building to be painted Iron Ore exterior grade paint color by Sherwin Williams.



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-7

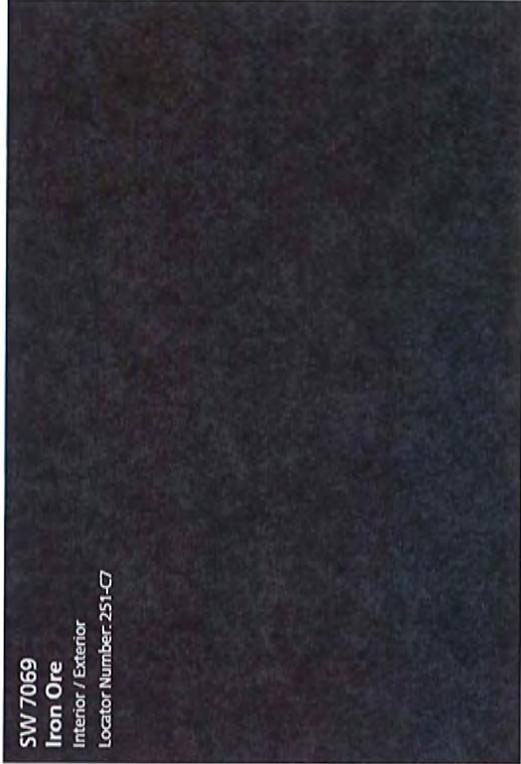


New Paint for Existing Panel at Bottom of Building

After preparation, the front panels, below the windows, to be painted Iron Ore exterior grade paint color by Sherwin Williams.

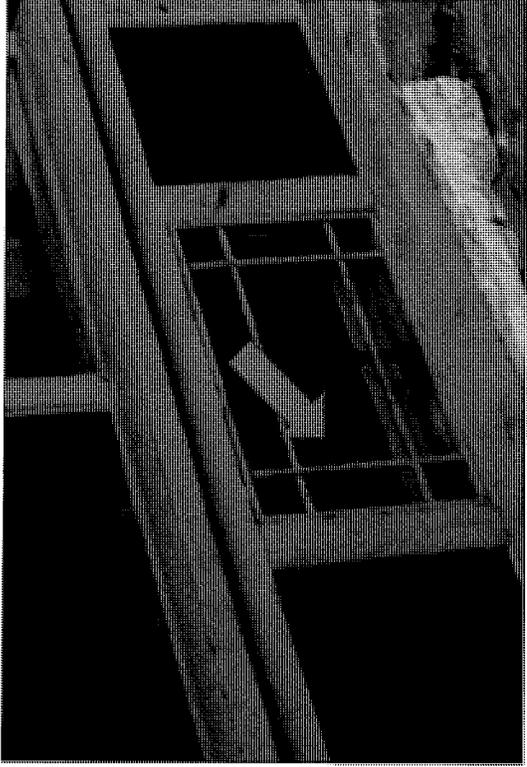


SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-7



New Paint for Existing Panel Behind Grate

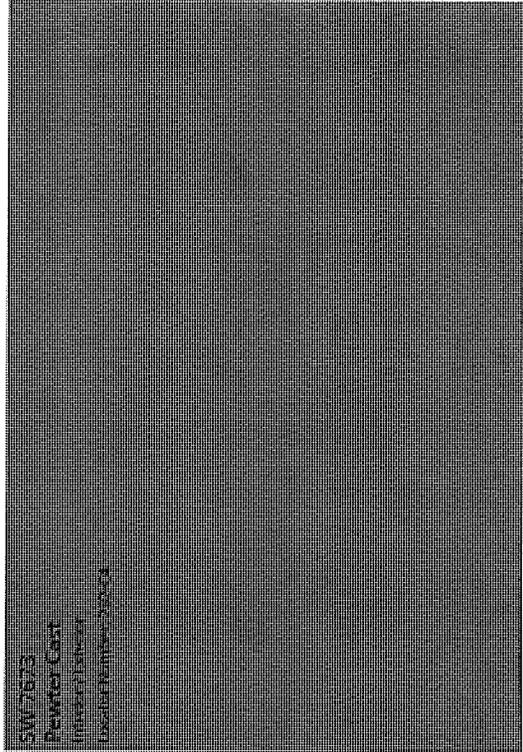
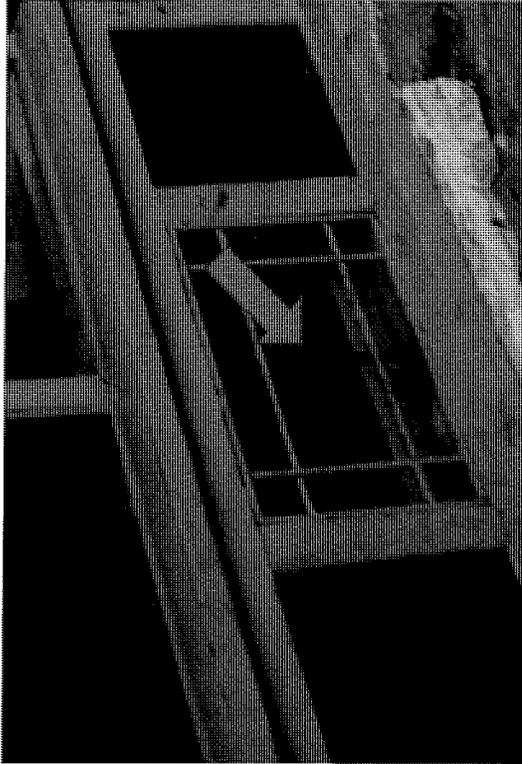
After preparation, the front panels behind the grates, to be painted Iron Ore exterior grade paint color by Sherwin Williams.



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-7

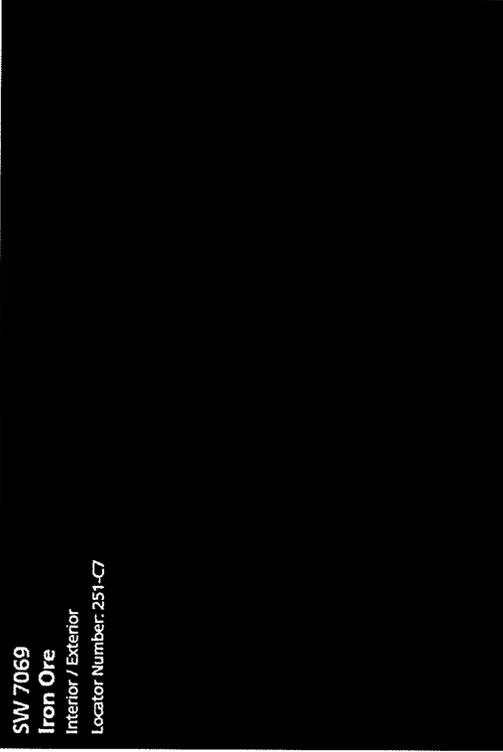
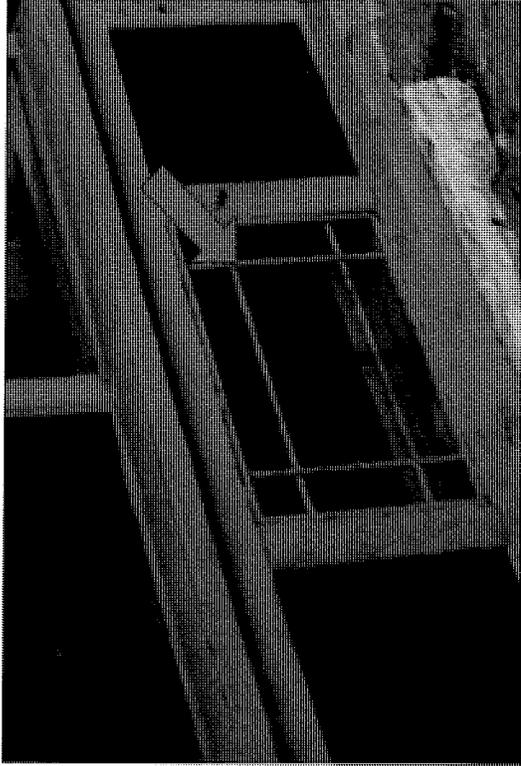
New Paint for Existing Metal Grate

After preparation, the cranberry metal grate diamond detail to be painted Pewter Cast exterior grade paint color by Sherwin Williams.



New Paint for Existing Metal Grate

After preparation, remaining grate to be painted Iron Ore exterior grade paint color by Sherwin Williams.

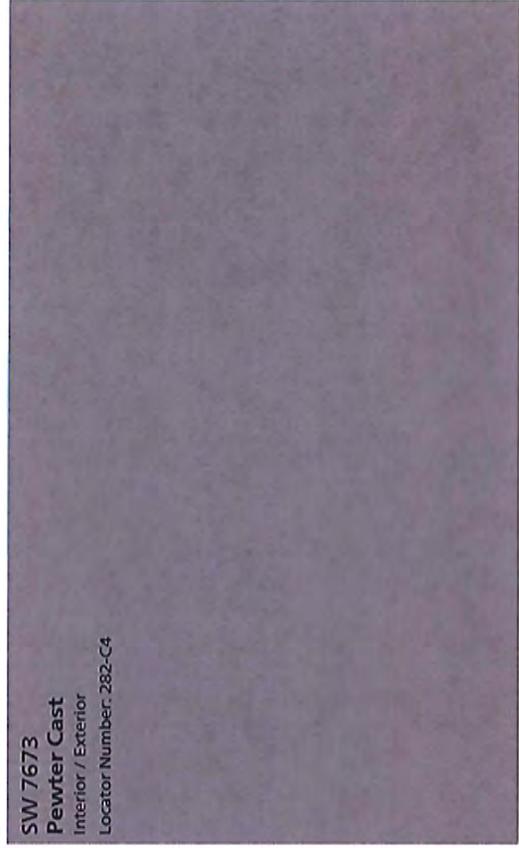


New Paint for Body of Building

After preparation, the front of the exterior body, above and below the windows, to be painted Pewter Cast exterior grade paint color by Sherwin Williams.

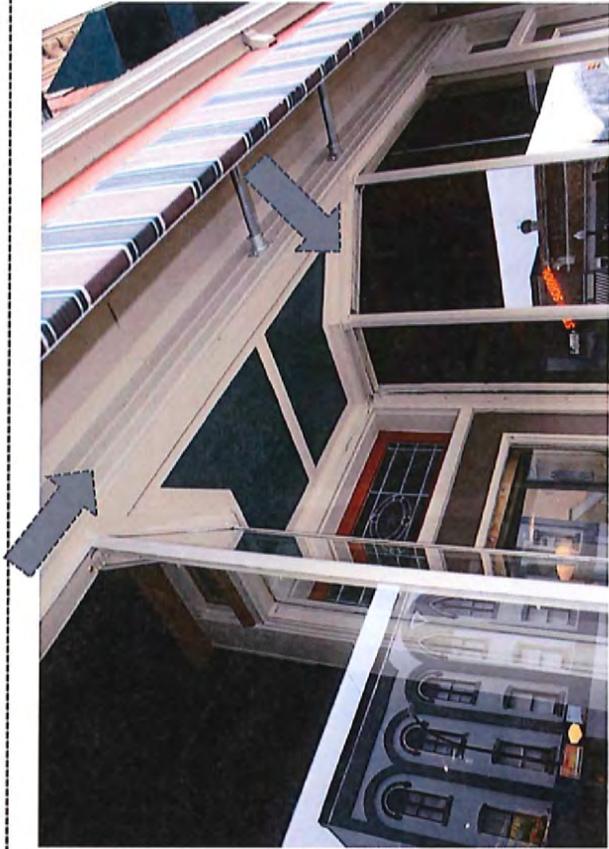


SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

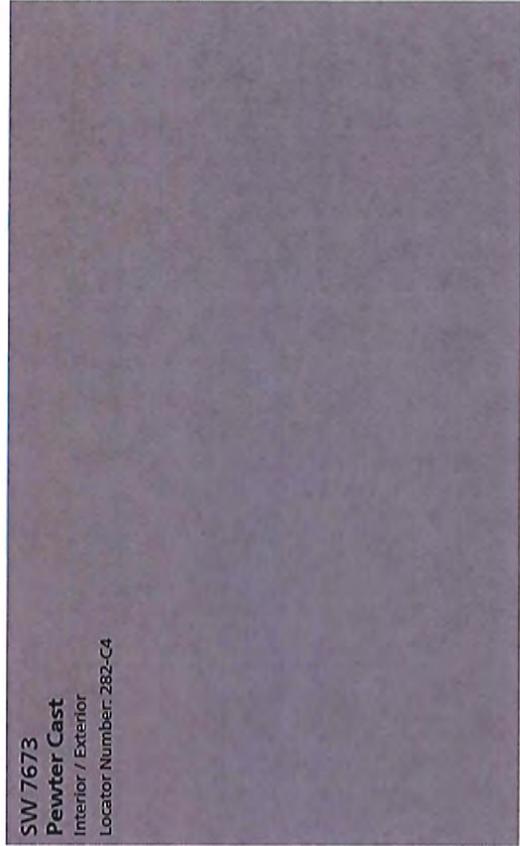


New Paint for Body of Building

After preparation, the front of the exterior body, above and below the windows, to be painted Pewter Cast exterior grade paint color by Sherwin Williams.



SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

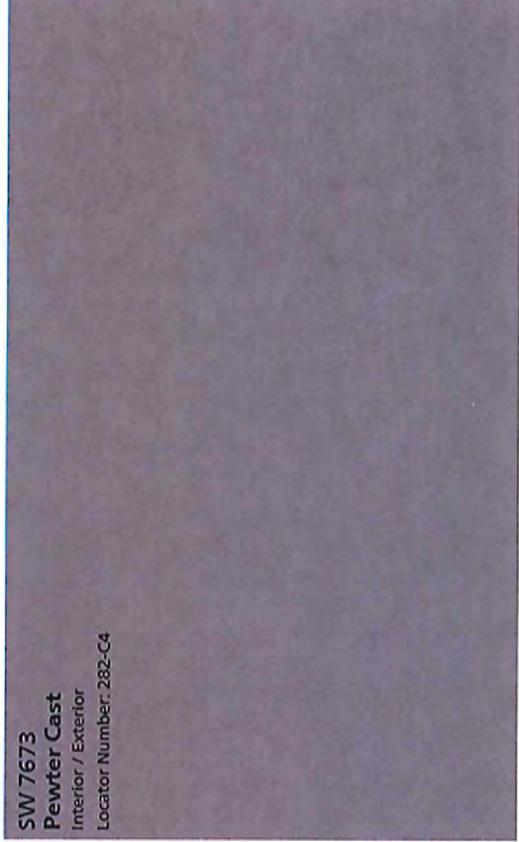


New Paint for Body of Building

After preparation, the front of the exterior body that surrounds the main entry, to be painted Pewter Cast exterior grade paint color by Sherwin Williams.

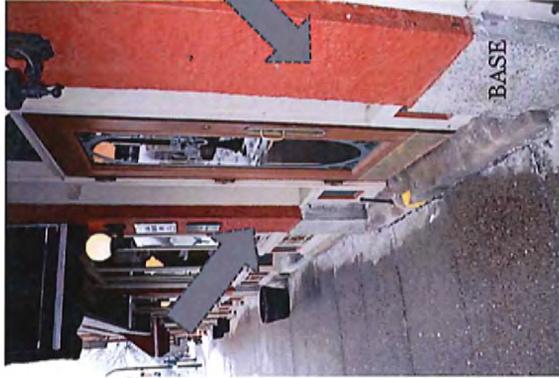


SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

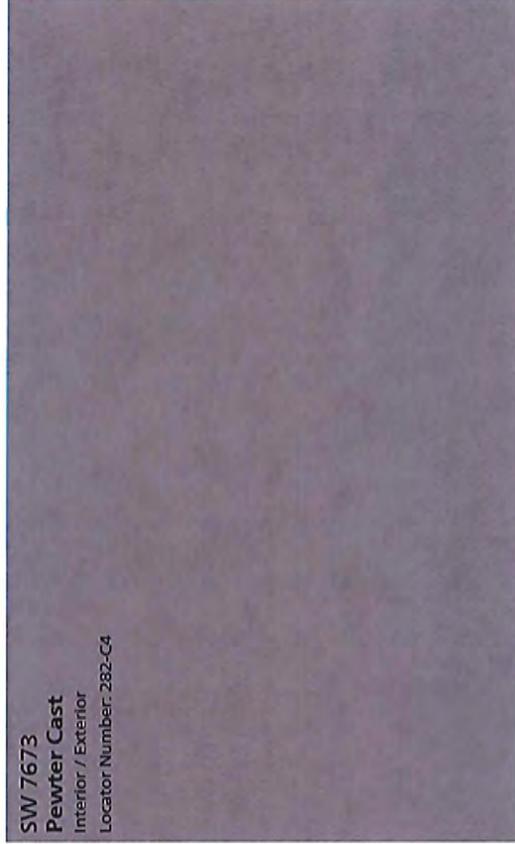


New Paint for Body of Building

After preparation, the front of the exterior body pilasters above their base to be painted Pewter Cast exterior grade paint color by Sherwin Williams.

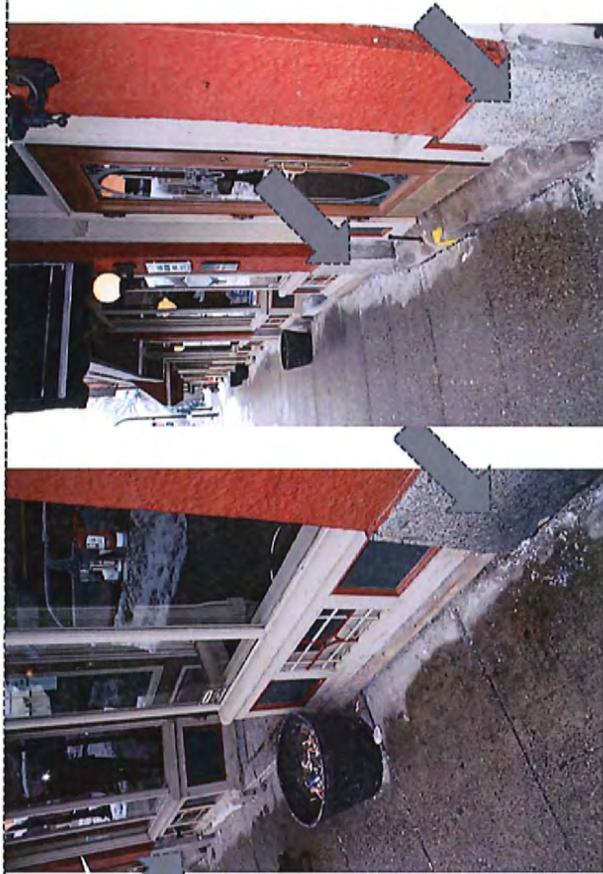


SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-G4



New Paint for Body of Building

After preparation, the base of the pilasters, to be painted Iron Ore exterior grade paint color by Sherwin Williams.



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

New Exterior Thermal Glass

All existing windows allow a great amount of heat loss due to their non-thermal properties.

The 1st level exterior windows are to be replaced with new thermal Low E double pane windows .

The glass color is to be as clear as possible in order to maintain the exterior façade integrity.

Existing



Proposed



Designers Mirror & Glass

Make-up Name	Make-up Icon	Outboard Substrate & Coating	Transmittance		Reflectance		U-Value		R-Value	Relative Heat Gain (RHG)	Solar Heat Gain Coeff. (SHGC)	Solar Heat Gain To Solar Gain (LSG)	Thermal Stress		
			Visible (%)	Infrared (%)	Visible (%)	IR (%)	Winter (W/m ² ·K)	Summer (W/m ² ·K)							
Default Make-up 01		SunGuard® SN 68 (North America) on Clear (North America)	58	30	33	12	33	0.29	0.28	3.42	90	0.43	0.38	1.80	Go

Calculation Standard: NFRC 2000

Default Make-up: 01

Outdoors

LITE	Clear (North America) Thickness = 1/4" = 6mm	#2 SunGuard® SN 68 (North America)
GAP	100% Air, 1/2" = 12.7 mm	
LITE	Clear (North America) Thickness = 1/4" = 6mm	#3 #4

Total Unit = 0.942 in / 23.927 mm

Slope = 90°

Window Height = 1 meter

Indoors

NOTICE OF
PRODUCT
COMPLIANCE AND
AUTHORIZATION
TO USE THE
IGCC®/IGMA®
PERMANENT
LABEL

Licensee:
Ms. Amanda Palmer
Thompson I.G. LLC.
3196 Thompson Rd.
Fenton Operation
Fenton, MI 48430

Plant Location/ID: Fenton, MI –
TIG01MI

Issue Date: 2/12/2014
Certification Number :1367
Certification Period: L12

Authorized to Certify

As of the referenced issue date, the licensee has met all guidelines and requirements for the IGCC®/IGMA® certification program and is authorized to use the IGCC® /IGMA® certification label on the below referenced product. Ongoing IGCC® /IGMA® certification is subject to twice per year auditing and ongoing testing and review.

NOTICE OF
PRODUCT
COMPLIANCE AND
AUTHORIZATION
TO USE THE
IGCC®/IGMA®
PERMANENT
LABEL

Frame Construction: MC4/PLK/IC

Spacer: MA

Substrate: Uncoated/Clear - Yes

C1 Pryolitic - Yes

C2 Sputter Edge Deleted - Yes

C3 Sputter Non-Edge Delete - No

Sealant: PIB/PS

Desiccant: LF

GCIA: Yes

Internal Components: Muntins by Fenzi

NOTICE OF
PRODUCT
COMPLIANCE AND
AUTHORIZATION
TO USE THE
IGCC®/IGMA®
PERMANENT
LABEL

Test Specification: ASTM E2190
Date Fabricated: 11/12/2012
Report Date: 10/28/2013
Report No.: NCTL-110-16171-3

Substrate: U/C2, (1) 3/16-inch clear
Spacer: MA, ½ inch Fenzi
Frame Construction: MC4/PLK/IC Allmetal
Desiccant: LF, 3A Haixen 1 long & 1 short side filled
Primary Sealant: PIB, Butylver, Fenzi
Secondary Sealant: PS, Thiover Fenzi
Air Space Material: Muntins by Allmetal

Conclusion:

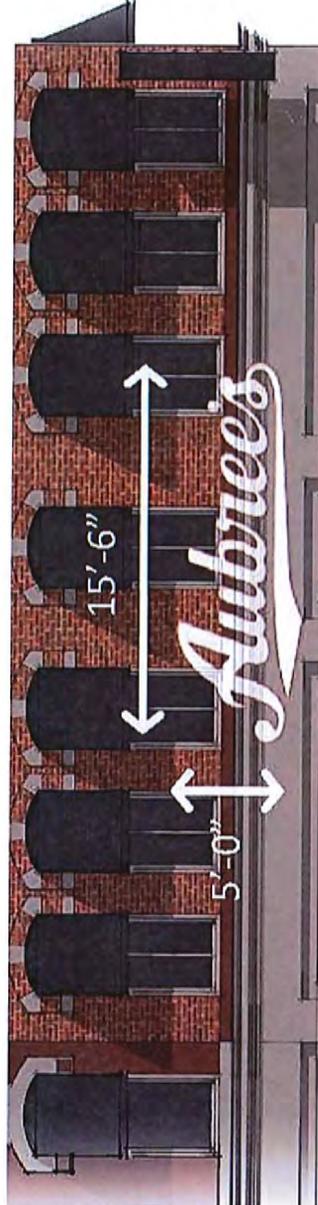
Based on a review of available information, as referenced above, IGCC®/IGMA® considers the indicated insulating glass model in compliance with IGCC®/IGMA® certification program guidelines and requirements and ASTM E2190 "Insulating Glass Unit Performance and Evaluation" for seal durability performance, resistance to fogging and argon Gas Concentration Initial and After weathering (GCIA), as indicated.

New Exterior Sign

Existing exterior canopy sign to be removed and replaced with "Aubree's" sign.



Existing to be removed



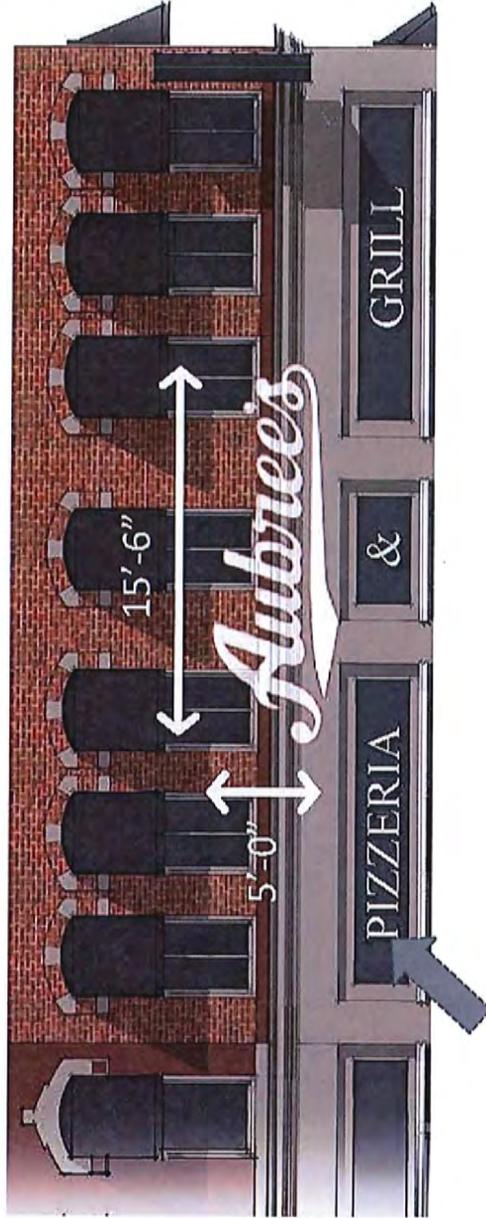
New back lite sign

New Exterior Sign Letters

Exterior white lettering to be placed above doors and windows.

The lettering will be split into sections just above the window headers.

The words "Pizzeria & Grill" will be used.



Final Building Enhancement

Aubree's is a significant part of the historical fabric of Depot Town.

The French family, through these proposed changes, will return the building to a more authentic state.



Final Building Before & After Images

Before

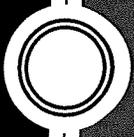


After



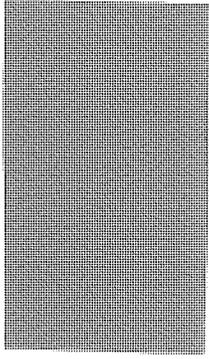
1940



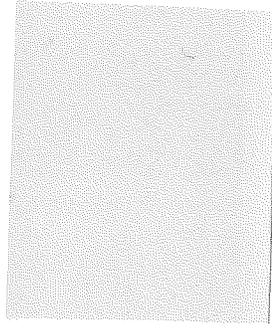


Materials Paint

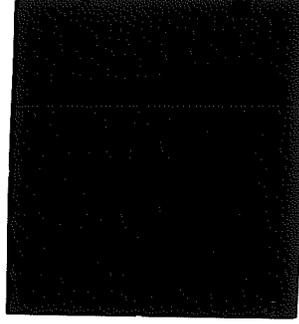
Body: SW 7673 Pewter Cast



Trim: SW 7667 Zircon

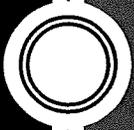


Accent 1: SW 7069 Iron Ore



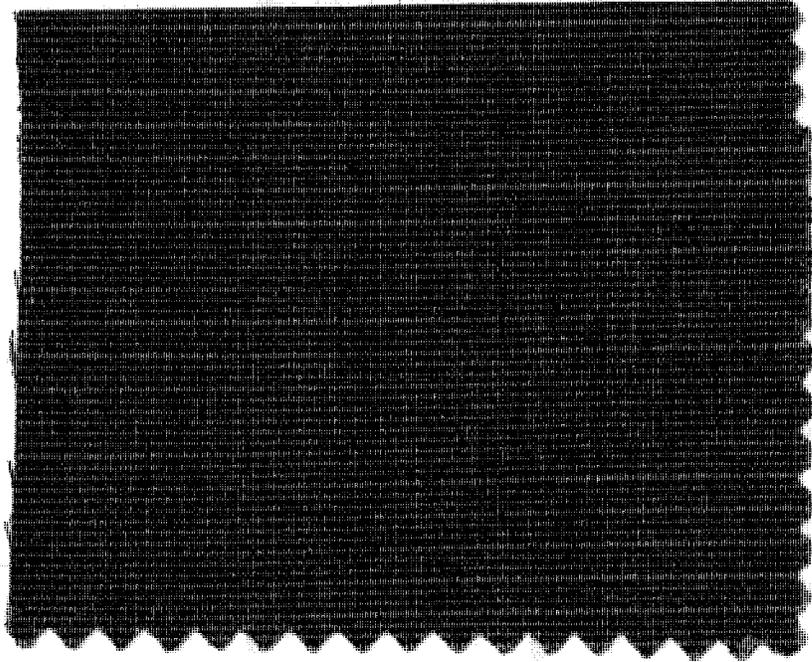
Accent 2: SW7007 Ceiling Bright White





Materials Canopy

Canopy: Sunbrella 4897-0000 Silica Charcoal





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:

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.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address 309 North Adams Street

Applicant

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

Name 309 North Adams LLC		
Address 3220 Lockridge Street		
City Ann Arbor	State MI	Zip 48108
Phone / Fax 734-531-8850 ph, 734-975-6769 fax	E-Mail s3bproperties@gmail.com	

Contractor

Contractor Name & Contact Info

Type of work

- | | | |
|--|--|---|
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Porches | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Window/Door Replacement | <input type="checkbox"/> Sign | |
| | <input type="checkbox"/> Fence (or other sitework) | |

Complete Description of Proposed Work:

Replace wood siding, wood window trim and some wood fascia boards with fiber cement board. Wood sills of existing windows will remain to preserve existing windows and existing storm windows.

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

All fiber cement board is smooth finished and DOES NOT have any fake wood grain texture. It will look similar to regular painted wood when complete.

See attached brochure and color sheet.

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: Study item only	Permit fee: \$35 + _____ =0
---------------------------------------	--------------------------------

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: 11/1/16
--	------------------

Print Name: Barry Levin, President, 309 North Adams LLC
--

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 hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

PHDC.16-0105



1.888.542.7343 | jameshardie.com

© 2015 James Hardie Building Products Inc. All Rights Reserved. TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited. The , HZ5, HZ10 and ColorPlus Technology logos are registered trademarks of James Hardie Technology Limited. OSI and QUAD are registered symbols of Henkel Corporation. HS15159 08/15



JamesHardie

Siding | Trim

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
6.25 in. Smooth
Arctic White

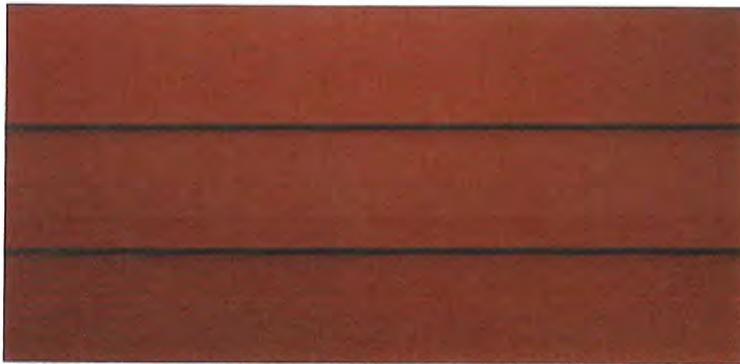
A classic look for
THE HOME OF THEIR DREAMS.



SELECT CEDARMILL®

Khaki Brown

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3



SMOOTH

Countrylane Red

Exposure to match existing wood siding

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3



BEADED CEDARMILL®

Light Mist

Thickness	5/16 in.					
Length	12 ft. planks					
Width	8.25 in.					
Exposure	7 in.					
ColorPlus Pcs./Pallet	210					
Prime Pcs./Pallet	240					
Pcs./Sq.	14.3					



BEADED SMOOTH

Heathered Moss

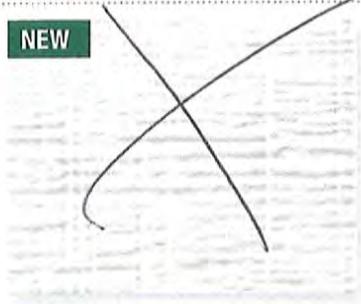
Thickness	5/16 in.					
Length	12 ft. planks					
Width	8.25 in.					
Exposure	7 in.					
ColorPlus Pcs./Pallet	210					
Prime Pcs./Pallet	240					
Pcs./Sq.	14.3					

*9.25 in. only available primed.

**12 in. only available primed and in select areas.

HARDIETRIM® BOARDS

NEW



4/4 NT3® SMOOTH & ROUGHSAWN

Arctic White

Thickness	.75 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	312	208	156	104	104

NEW



5/4 NT3® SMOOTH & ROUGHSAWN

Arctic White

Thickness	1 in.					
Length	12 ft. boards					
Width	3.5 in.	4.5 in.*	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	240	200	160	120	80	80

CROWN MOULDING

Arctic White

Thickness	.75 in.	
Length	12 ft. boards	
Width	3.25 in.	5.25 in.
Pcs./Pallet	50	48

HARDIETRIM® BATTEN BOARDS

RUSTIC GRAIN®

Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437

SMOOTH

Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437

*5/4 x 4.5 in NT3 boards are available only in smooth



white trim and gables
(wood trim)
white posts remain
(wood)

gray
stairs
and porch floor

white trim around all windows
Cement board

Existing Porch remains intact as
all wood

SIDING/PAINT COLORS

East Elevation



House will look similar to this

HardieTrim®
5/4 x 5.5 in.
Arctic White

HardiePlank®
8.25 in.
Select Cedarmill®
Countrylane Red

Make every home
AN EXPRESSION OF YOUR CHARACTER.



HDC Work Permit Staff Review

Property address: 212 N. Hamilton

Date of Review: October 28, 2016

Date of Meeting: November 22, 2016

Proposed work: Reroof of house.

Materials: 30-year Tamko architectural shingles in Weatherwood.

Staff review:

1. This application was presented at the October 25, 2016 meeting and was tabled due to lack of information received by the applicant.
2. The applicant was able to provide additional information, including materials and color so staff was able to administratively approve the application.
3. Before proceeding with work, the applicant must seek the appropriate building department permits.

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

Administratively Approved by staff 10/28/16

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.



RECEIVED
OCT 18 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Rec 31079
PHD 16-0101

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

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.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
212 N. Hamilton

Applicant

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

Name Barnes & Barnes Properties, LLC		
Address 520 W. Cross St		
City Ypsilanti	State MI	Zip 48197
Phone / Fax 734-480-7400	E-Mail bob@barnesapts.com	

Contractor

Contractor Name & Contact Info
Burke's Roofing PO Box 532

Type of work

- | | | |
|--|--|--------------------------------|
| <input checked="" type="checkbox"/> Roofing | <input type="checkbox"/> Porches | <input type="checkbox"/> Other |
| <input type="checkbox"/> Window/Door Replacement | <input type="checkbox"/> Sign | |
| | <input type="checkbox"/> Fence (or other sitework) | |

Complete Description of Proposed Work:

Remove old three tab weatherwood shingle and replace with 30 year Tamko architectural weatherwood shingle. The ridge vent and brown flashing will remain the same.

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

Permit Application Fee (action items only)

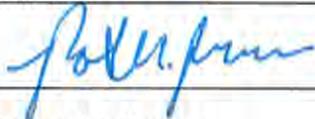
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost: 12,000	Permit fee: \$35 + 15 = 50
------------------------------	-------------------------------

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: 10/18/2016
--	---------------------

Print Name:
Robert M. Barnes

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 hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.



HDC Work Permit Staff Review

Property address: 306 N. River

Date of Review: November 1, 2016

Date of Meeting: November 22, 2016

Proposed work: Re-roof.

Materials: GAF Ruberoid granule surface rubber roofing in white.

Staff review:

1. Staff was able to verify that no torch would be used on the roof during installation.
2. Before proceeding with work, the applicant must seek the appropriate building department permits.

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

Administratively Approved by staff 11/1/2016.

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.



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

Rec'd 21275
Ck'd 2263
PHDC-160103

OFFICE USE ONLY
Date Filed: 10/26/16
Meeting Date:
Action Item/Study Item

To complete this application:

- Complete this form.
- Attach the following documents:
 - Photo(s) showing all locations where work is proposed (can be emailed).
 - 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).
 - Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - 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.
- Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address	306 W River St
---------	----------------

Applicant

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

Name Diversified Roofing		
Address 774 W MI Ave		
City Saline	State MI	Zip 48176
Phone / Fax 734 4124-5840	E-Mail Dnr Roofing @ yahoo . com	

Contractor

Contractor Name & Contact Info

Type of work

- | | | |
|--|--|--------------------------------|
| <input checked="" type="checkbox"/> Roofing | <input type="checkbox"/> Porches | <input type="checkbox"/> Other |
| <input type="checkbox"/> Window/Door Replacement | <input type="checkbox"/> Sign | |
| | <input type="checkbox"/> Fence (or other sitework) | |

Complete Description of Proposed Work:

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

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:

10,950

Permit fee:

\$35 + 15 = \$50

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:

10-26-16

Print Name:

Stan Topacz

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 hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

6/24/15 7/15/15 8/15/15

PHDC-16-0103

Diversified Roofing
& Repair Inc
Proposal

page 1

5/1/2015

Stan Tupacz Jr.
779 W. Michigan Ave.
Saline, Mi. 48176
Stan Direct 810-691-9409

734.429.5840 (office)

Proposal Submitted To:
Kevin Kretschmer
kevin@createwithm.com
734-358-3812
Jakob
Jakob@createwithm.com
734-660-3788

Work To Be Performed At:
Office building
306 N. River St
Ypsilanti, MI

Start Date: Schedule upon acceptance

Description of work to be performed: Recover over existing roofing with GAF Ruberoid roofing

Recover over existing roofing with GAF or Tamko Awa plan granule surface rubber roofing

- Clean roof surface
- Install 3" ISO-Board insulation to upper flat roof area
- Install 95 lb base sheet underlayment to upper flat roof
- Install GAF Ruberoid granule surface rubber roofing. Color: White
- Install new soil stack flashing
- Flash walls, AC units & penetrations and terminate as needed
- Weld rubber to edge metal
- Granule over flashed areas
- Install 24 gauge coping cap metal to upper flat roof. Color: *Replace metal w/green membrane white*
- Clean up all debris
- This roofing option includes 15 year limited manufacturer's warranty through the Manufacturer

- Also included is a 10 year workmanship warranty through Diversified Roofing, on contracted areas only

Existing color Green?

The contractor will furnish all materials



HDC Work Permit Staff Review

Property address: 46 N. Huron

Date of Review: October 28, 2016

Date of Meeting: November 22, 2016

Proposed work: Re-roof.

Materials: 43lb. Universal BUR base sheet, 4.0mm-5.0mm modified bituminous rubber, roof decking to replace rotten sections to match original, replacement chimney flashing and counter flashing all to match original.

Staff review:

1. Staff was able to verify that no torch would be used on the roof during installation.
2. All replacement materials are to match original.
3. Before proceeding with work, the applicant must seek the appropriate building department permits.

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

Administratively Approved by staff on 10/28/2016.

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.

PHDC 16-0098



RECEIVED
OCT 17 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
46 N. Huron

Applicant

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

Name
Alexander Munro

Address
1022 Daniel St

City
Ann Arbor

State
MI

Zip
48103

Phone / Fax
734-272-6612

E-Mail
AWMUNRO@GMAIL.COM

Contractor

Contractor Name & Contact Info
Jeff Greaves / New Roof 734-665-5555

Type of work

- | | | |
|--|--|--------------------------------|
| <input checked="" type="checkbox"/> Roofing | <input type="checkbox"/> Porches | <input type="checkbox"/> Other |
| <input type="checkbox"/> Window/Door Replacement | <input type="checkbox"/> Sign | |
| | <input type="checkbox"/> Fence (or other sitework) | |

Complete Description of Proposed Work:

Proposal attached

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

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:

20,700.00

Permit fee:

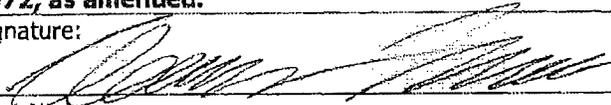
\$35 + 30 = 65

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:

10/11/16

Print Name:

Alexander Monroe

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 hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

Quality Service Since 1978

Proposal

WWW.NEWROOF.COM



8977 Macon Rd., Saline, MI 48176



Like us on Facebook

facebook.com/NewRoof

Commercial • Industrial • Institutional
Residential • Fully Insured



(734) 665-5555



Fax (734) 429-1909

Cell (734) 320-1301

Michigan Builders LIC # 2102157762



Proposal Submittal to:

Job Location:

Date: 8/12/12

Name: Alex Manro

Name:

Address: 46 W Huron

Address:

City: Ypsilanti, State: MI Zip:

City:

State:

Zip:

Email Address:

Daytime Phone:

Evening Phone:

Cell Phone: 272-6612

Fax:

SCOPE OF WORK

1st Floor only 40x62

Specifications for Rubber Roofs:

- Tarp sides of building and shield bushes around building as needed
- Strip away all old layers of roofing and haul away (dump fee included)
- Replace all rotted damaged roof decking / 2 sheets of OSB / plywood (\$45 each after 2)
 - 32' 1x6 inc (\$2.95/ft after 32') 32' 1x8 inc (\$3.95/ft after 32')
 - Price for metal flashing / um is negotiable / included 16oz. Copper add \$
- Renail all loose roof boards
- Install new heavy duty matching drip edge around perimeter of building (if applicable)
- Cover roof with 43lb. Universal BUR base sheet
- Fasten base sheet with Thru Fast Convex Stress plates and coated screws
- Cover with 4.0mm - 5.0mm modified bituminous rubber
- Lay all rubber vertical
- Replace all chimney flashing and counterflashing
- All counterflashing to be .019 or .027 colored aluminium or 20oz copper
- Grind all bed joints with a diamond blade grinder
- All seams lapped five inches (not three) re-weld and trowel finish all seams
- Cover entire roof with a silver shield Yes No paint

10yr Guarantee on all Workmanship

Permit at Cost

Cash/Check Discount Price (if paid in full upon completion) call w/in 2 weeks.

All taxes are included in estimate. (Add 4% for Credit Card Payments)

Work Authorization:

Date:

Payment is Authorized to be directly payable to New Roof, Inc:

Roof \$15,900⁰⁰
 Re-deck 400 sq ft
 1- 32' beam Reclaim some
 1- 16' collar Decking + Rafter
 8- Rafter Replacement \$4800⁰⁰

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: Dollars (\$

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All change orders must be in writing, faxed to the office and signed by management. All agreements contingent upon strikes, weather, accidents or delays beyond our control. Owner to carry fire, tornado, flood and other necessary insurance.

Authorized Signature:

Estimator Name/Phone:

\$20,700⁰⁰

Note: This proposal may be withdrawn by us if not accepted within _____ days.

New Roof is a DBA of J.G. Enterprises, Inc.

Drip Edge Color:

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment is due upon completion. If payment is not received within 24 hours of completed, a \$300.00 administrative fee will be added to the remaining balance, unless prearranged. All change orders must be made in writing. Oral alterations will not be accepted to this contract. Please see buyer's right to cancel and resultant damages on the back of proposal.

Date of Acceptance:

Signature:

Signature:

All Sales Subject to Manager Approval:

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF October 25, 2016

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice Chair 7:00 PM

Meeting Location: Ypsilanti City Council Chambers, 1 S Huron St.

Commissioners Present: Jane Schmiedeke, Ron Rupert, Hank Prebys, Erika Lindsay

Commissioners Absent: Anne Stevenson, Alex Pettit, Mike Davis Jr.

Staff Present: Cynthia Kochanek, Associate Planner
Yasmin Ruiz, HDC Assistant

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Rupert)

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS

315 Washtenaw

**Application is for residing, painting, lighting & window installation.*

Applicant: Karl Staffeld, Owner

Discussion:

Prebys: Asks the staff members what the limit is on tabling this application before it must be denied.

Ruiz: States that tonight is the last time it can be tabled. The application was originally submitted for the September 13, 2016 meeting.

Motion: Lindsay: (second: Rupert) Moves to deny the application for work at 315 Washtenaw citing the 60 day time limit on tabling an application for insufficient information.

Secretary of the Interior's Standards:
N/A

Approval: Unanimous. Motion carries.

NEW BUSINESS

303 N. Huron

**Application is for brick installation and engraving.*

Applicant: John Harrington, President of the Towner House Foundation

Discussion:

Harrington: States they sold brick to raise money for the Towner House and are seeking approval to engrave the bricks and to lay them out on each side of the walkway leading up to the house. States they are using the same company as the Ypsilanti Historical Society Museum with the same engraving. The letters are about $\frac{3}{4}$ of an inch high and have a black background.
Gives pictures of engraved bricks *Also has an example of the bricks they will use.*

Prebys: Asks if the $\frac{3}{4}$ of an inch is the thickness of the bricks.

Harrington: States it is the height of the letters.

Motion: Schmiedeke (second: Lindsay): moves approval of the application as submitted.

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

Approval: Unanimous. Motion carries.

100 Marketplace

**Application is for sign replacement*

Applicant: Ron Rupert

Discussion:

Rupert: States the signs will be replacing the old signs currently standing. They will be replacing...the ones on the west side. They will be replacing the ones on the door and the window. States he went ahead and hung them the other day.

Prebys: Asks the other Commissioners if they have any questions. States that they cannot vote tonight due to a lack of quorum.

Motion: Lindsay (Schmiedeke): Application tabled for 100 Marketplace for lack of quorum due to lack of HDC members.

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.

216 N. Washington

**Application is for outbuilding demolition.*

Applicant: Jon Hommes

Discussion:

Hommes: States the plan is to demo the carriage house behind the house at 216 N. Washington St. It backs up to the alley which enters from the North off of Emmet St. The structure is adjacent to another historic shed by about eleven inches. One of the problems is the carriage house has buried the side wall and is rotting the foundation making it difficult to restore. States he has had structural engineers and historic preservationist view the structure and they state the only way to save a structure like that is to wipe the slate clean and start over because everything needs to be replaced. States his plan at this time, since he has a citation from the building department that it is unsafe, is to submit this application for demo. He currently has no plans to build a new structure on that area. He would be planting some cedar trees or bushes at the back of the lot to conceal the dumpsters in the alley.

Prebys: Asks if the Commissioners have any questions at this point. States if they were to approve the demo they would have to wait fifteen days, publish a notice of public hearing about this demolition, and send the notice to the applicant and have a special meeting. They would then hear and see all of the material the applicant had produced and see if anyone would have any objections to the demolition.

States there is another alternative. The commissioners may approve an application for demolition at this meeting by an unanimous vote of the members present. That vote would mean that the structure has minimal historic significance and would have minimal impact on the Historic District as a whole. The commission needs to determine if a public hearing is needed or if they would have an unanimous vote stating that the building is of minimal architectural and historical significance. Asks how the members wish to proceed.

Rupert: States he would go for a public hearing.

Schmiedeke: States she would also agree.

Rupert: States they have observations from the city and from historic preservationist specialists. If the application thinks that information will be adequate they will not take action today but will have a public notice for the meeting discussing the demolition of the building. States it is fair to say the building has / had uniqueness and they would be cavalier to state it does not have historic or architectural value and would need to have a full discussion in a public hearing.

Lindsay: States that another issue is the structure has been listed as historically contributing, which is one reason why they must go through this process.

Hombres: Asks how and when the public hearing is scheduled.

Prebys: States it must be at least fifteen days and does not know the date of the next meeting.

Kochanek: States it is between five and fifteen days that you must have notice. Because of the national elections we must move our meeting and later today we will decide when that meeting will be. There will be plenty of time to schedule the notice at the next meeting.

Prebys: States the applicant will get official notice.

Hombres: Asks if the public hearing will be during the next HDC meeting.

Prebys: States it will be a special section of the meeting. It will be call to order and closed before the actual HDC meeting starts.

Hombres: Asks if there is anything he has to do schedule the meeting or get any additional information.

Schmiedeke: States he does not unless he wants to gather any more information.

Motion: Schmiedeke (second: Rupert) Moves to table the application pending a public hearing.

Secretary of the Interior Standards:

N/A

Approval: Unanimous. Motion carries.

64 N. Huron

**Application is for window replacement.*

Applicant – Anita Phillips

Discussion:

Phillips: States they intend to replace or refinish the existing wood-frame second level windows. They are proposing to replace them with either a wood or aluminum-clad system. They would also like to paint them to match the windows below.

Prebys: Asks if the windows below are copper toned.

Phillips: States that they are.

Prebys: Asks why the applicant intends to match the metal and wood windows.

Phillips: States they believe it would look better if they painted them the same color rather than paint them a different color.

Schmiedeke: Asks if they were clad couldn't they be the same color as the ones below.

Rupert: States that cladding does not come in the orange-copper color.

Rupert: Asks if they are taking out the entire window system or just the window sashes as discussed at the last meeting.

Phillips: States they are taking out the entire window system.

Rupert: States that the sash is very unique and that anything built today will not have match and they will be losing a lot of the historical and architectural value of the windows. He would strongly oppose that. He suggests they use a window replacement sash pack. There are four pieces of molding on the window where on regular ones you will only get one. The whole structure is unique and you would not be able to duplicate them. States they can be salvaged. They appear to be sound and there is longevity in the windows. The sashes of the windows can be replaced with a metal clad.

Schmiedeke: States she agrees.

Rupert: States that the sills do not have to be replaced. They can be salvaged. States one of their challenges is to repair and not to replace. The applicant should preserve the original looks and materials.

Phillips: Asks about the sash.

Rupert: States the detail on the molding needs to be maintained as it is very unique.

Schmiedeke: States that the combination of restoration and replacement is not a good idea. Recommends that if they are replacing the windows it should only be replacement and not restoration.

Phillips: States that she meant what commissioner Rupert had mentioned at the past meeting.

Lindsay: Asks that they intend to be uniform and that they will do with one what they do to all the others.

Phillips: States that is correct.

Prebys: States he has concern about the copper colored paint on the windows. States it will look weird.

Rupert: Agrees. Mentions another structure where the windows were not painted the same color and it gave the building some prominence and character. States that a dark burgundy or port color would be appropriate.

Prebys: States that these windows could all be the same.

Phillips: Asks about any colors that the Commission would suggest.

Prebys: States any color but the copper color.

Lindsay: States that something more neutral would be more appropriate.

Schmiedeke: Asks about the boarder brick repair. Asks about the mortar and the formula.

Phillips: States she does not anticipate any brick replacement since they are still in good repair. If they must do repair they will color match with the existing.

Motion: Rupert (second: Schmiedeke) Moves to approve the work at 64 N. Huron St. to include refurbishing the second floor windows by restoring the wood frames and replacing the window sash units with a sash pack to be aluminum clad or wood to be any color but copper and painting the existing wood frames with the same color to match. Repairing the existing wood frames once they are restored to match. Sash packs should be double-paned and insulated. Any brick repair should match the mortar. Work to also include the painting of the garage door frame. Also to include maintaining the sills and the windows stops at the top of the sash. Maintain the window stops at the bottom of the exterior sash and the sills.

Secretary of the Interior Standards:

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

#5- Preserve distinctive features.

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

#10-New work shall be removable.

405 Maple

**Application is for porch roof replacement & painting.*

Applicant – Gary Turner

Discussion:

Turner: States they are seeking approval to put a metal material on the front of the porch and eventually the back of the porch, possibly the entire house. Proposed to use a standing-seam system, which is a 16-inch raised seam. They would have to verify if it would be the light grey system.

Schmiedeke: Asks if any other metal roof would work with the porch.

Turner: States that a raised seam roof was the best possibility.

Schmiedeke: Asks if a standing seam roof would be appropriate for the entire house.

Prebys: States he does not know but would also consider it. Asks the Commission if they would like to discuss the rest of the house.

Lindsay: States that they would like to know before if the roof of the porch is intended for the rest of the house.

Prebys: States that he would not have a problem with it.

Turner: States that the roof has a "shadow line." States that it can be ordered either way, with or without the "shadow line and asks the Commission for their opinion.

Prebys: States they suggest keeping it as simply as possible.

Schmiedeke: Agrees they should order it without it.

Motion: Lindsay (second: Prebys) Moves approval for the application at 405 maple for the standing Fabrale core 16 in. seam roof in the gray as discussed in the smooth panel repairing the siding as needed. Work to also include the painting of the house in SW 7007.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#7- Clean building gently – no sandblasting.

#10- New work shall be removable.

212 N. Hamilton

Rupert: Asks if anything is being done to the roof that requires the application to be presented in front of the Commission.

Ruiz: States that the application provided too little information to warrant an administrative approval. States she wanted the opinion of the Commission before proceeding.

Motion: Lindsay (second: Rupert) Moves to table the application pending further information regarding the two porches.

Administrative Approvals

517 N. Adams

*Application is for re-roof.

Motion Schmiedeke (second: Prebys): Motions to approve the administrative approval at 517 N. Adams.

OTHER BUSINESS

Re-scheduling November 8th Meeting:

Discussion:

Prebys: When there is an election we generally eliminate the meeting.

Rupert: States they could have a meeting on the ninth.

Prebys: States in favor of cancelling the meeting.

Prebys: The November 8th meeting will be cancelled due to the national elections.

Property Monitoring

Ruiz: States that she visited 520-522 N. Huron St. and 526 N. Huron St. which were mentioned in the previous. States that the fence between the two properties is still there and the steps and handrails at 526 N. Huron St. are still not painted.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 11, 2016.

Motion: Rupert (second: Lindsay) Moves to approve the minutes of the October 11, 2016 meeting as amended.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Davis (second: Pettit)

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:04 p.m.