1. HDC Regular Meeting Agenda

   Documents: HDC JUNE 14, 2016 AGENDA.PDF

2. HDC Packet

   Documents: HDC PKT 6-14-16.PDF

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, June 14, 2016
7:00 p.m.

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Alex Pettit	P	A
Jane Schmiedeke	P	A
Erika Lindsay	P	A

II. APPROVAL OF AGENDA
III. PUBLIC COMMENTS ON AGENDA ITEMS
IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS—none

B. NEW BUSINESS

1. 232 N River St.	**Door replacement; porch repair**
2. 1 S Huron St.	**Retaining wall repair**
3. 109 S Huron St.	**Window replacement**
4. 513 N River St.	**Replace concrete path with brick pavers**
5. 201 Oak St.	**Garage exterior wall and window work**
6. 116 Maple St.	**Amendment to include porch post**
7. 10 N Washington St.	**Step, sign, and door install**

C. STUDY ITEMS

8. 108 Buffalo St.	**Window Replacement**
9. 220 N Huron St	**Sign Replacement**
10. 410 N Huron St.	**Various Projects**
11. 209 Pearl St.	**Window repair/restoration**

D. ADMINISTRATIVE APPROVALS

12. 106 S Huron St.	**Reroof**
13. 317 W Cross St.	**Reroof**

E. OTHER BUSINESS

14. Property Monitoring

15. Updated on Michigan Places Matter/This Place Matters

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

Approval of the minutes of May 24, 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

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5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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7. Clean building gently—no sandblasting.

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10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HDC Work Permit Staff Review

Property address: 232 N River St.

Date of Review: June 9, 2016

Date of Meeting: June 14, 2016

Proposed work: replacement of exterior door; porch repair, paint, and replacement of framing and siding

Materials: Therma-Tru Benchmark Door 2-Panel Insulating Core 9-Lite Right-Hand Inswing White Fiberglass primed pre-hung entry door; treated wood (framing), cedar clapboard siding, paint (to match existing)

Staff review:

1. Application states that the existing wooden door will be replaced with a fiberglass door with a rectangular 9-lite window. Staff informed applicant that the Commission prefers to see doors replaced with like materials. Staff suggested that he prepare a wood-door option for the meeting.
2. Application states that they will be "similarly replicating" the existing trim. Commission may want to seek further information.
3. Application also lists "replicate exterior siding, columns and paint." Applicant will give more details at the meeting.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#5, #6, #10

Suggested items to include in a motion to approve:
[pending further information]

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 20672 #1

RECEIVED
MAY 25 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District PHDC-16-0036

Work Permit Application

Date filed 5/25/16 for HDC meeting date 6/14/16

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

Property Address 232 N. River St., Apt. 1

Unit #2 drawings/sketches required

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Stefan Szumko

Address 232 N. River St., Apt 1

City Ypsilanti State MI Zip 48198

Phone 734-649-5024 Fax

E-mail sszumko@gmail.com

Owner
(If different than applicant)

Who will perform the work? ☑ Owner ☐ Contractor

Contractor
(Name, address, phone)

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

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
   - **a.** Photo(s) showing all locations where work is proposed.
   - **b.** Paint color chips (if relevant).
   - **c.** Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
   - **d.** Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   - **e.** A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

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

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 232 N. River St., Apt. 1

Applicant Stefan Szumko

Description of proposed work *(see sample applications)*

Apartment 1 - Exterior Door Replacement

Current Door: Wood (damaged door, jamb, lock, handle, and threshold), 2-panel, with clear half-round lite, painted red.

Proposed Door: Fiberglass door with rectangular 9-lite window.

Exterior Trim: Existing 4" wood trim with corner moulding will be similarly replicated.

Apartment 2 - Porch Repair

Repair rotting wood framing. Replicate exterior siding, columns, and paint.

Materials

Apartment 1 - Exterior Door Replacement

Therma-Tru Benchmark Doors 2-Panel Insulating Core 9-Lite Right-Hand Inswing White Fiberglass Primed Prehung Entry Door (Common: 36-in x 80-in; Actual: 37.5-in x 81.5-in) to be painted red.

Apartment 2 - Porch Repair

Treated wood framing, cedar clapboard siding, matching house paint.

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

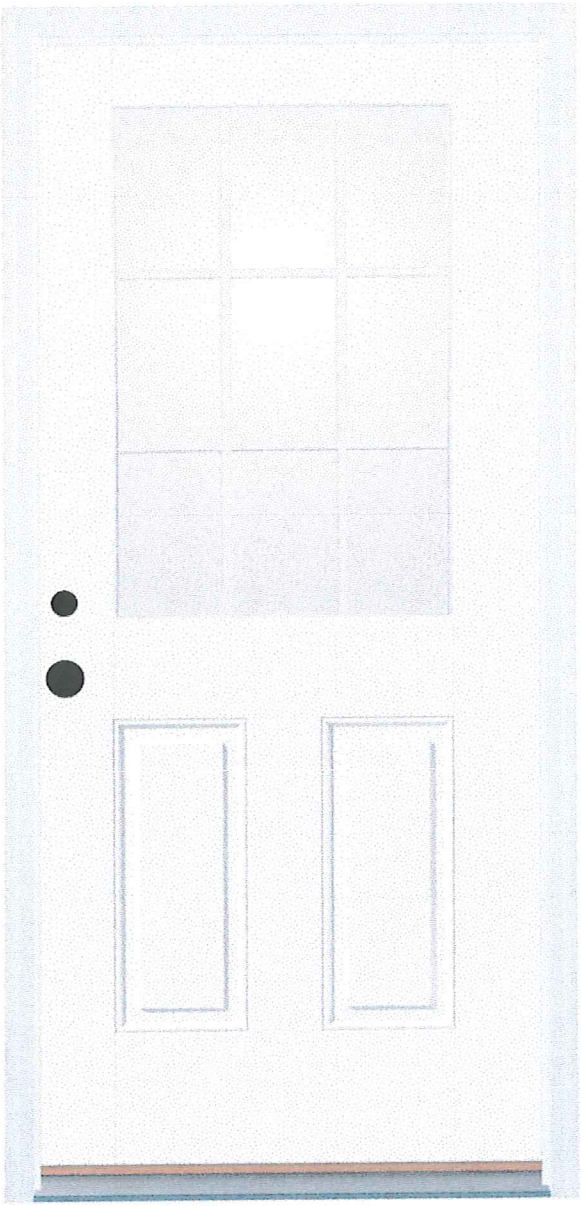
Roof _____ Other _____

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

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Signature of Applicant _____ Date 5/26/15

#1 DOOR (EXISTING)



#1 REPLACEMENT DOOR

#2 PORCH

HDC Work Permit Staff Review

Property address: 1 S Huron St

Date of Review: June 7, 2016

Date of Meeting: June 14, 2016

Proposed work: installation of steel plate at parking lot retaining wall; installation of mural

Materials: steel plate painted to match concrete wall; vinyl mural

Staff review:

1. Application states that they will be repairing a crack in the retaining wall by installing steel plate. The plate will be painted to match the existing concrete wall. The top of the retaining wall runs along the upper level city-parking lot and the bottom part of the retaining wall abuts the lower level parking lot.
2. Application also includes the installation of the mural sign at the rear of the building. The framework was previously approved and has been installed. Applicant will bring mockup of mural design to meeting.
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 to approve:
Work to include the installation of a steel plate on the retaining wall along the lower level parking lot at the south of the building. The steel plate is to be painted to match the existing wall. Work also to include installation of vinyl mural at framework on rear of building.

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.

#2

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: 6/1/2016
Meeting Date: 6/14/2016
Action Item/Study Item
Action

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
1 S. Huron St

Applicant

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

Name		
City of Ypsilanti-Cynthia Kochanek		
Address		
1 S. Huron St		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
734-483-9646	ckochanek@cityofypsilanti.com	

Contractor

Contractor Name & Contact Info
Owner to do work

Type of work

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

Complete Description of Proposed Work:

Add a steel plate to the retaining/parking lot wall to the south of the building. The steel plate will be installed in the lower level parking lot.

- install mural on rear facade (frame previously approved)

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

Steel plate to be painted to match existing color on the concrete wall.

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee: $35 + _____ =$ 0.00

Signature

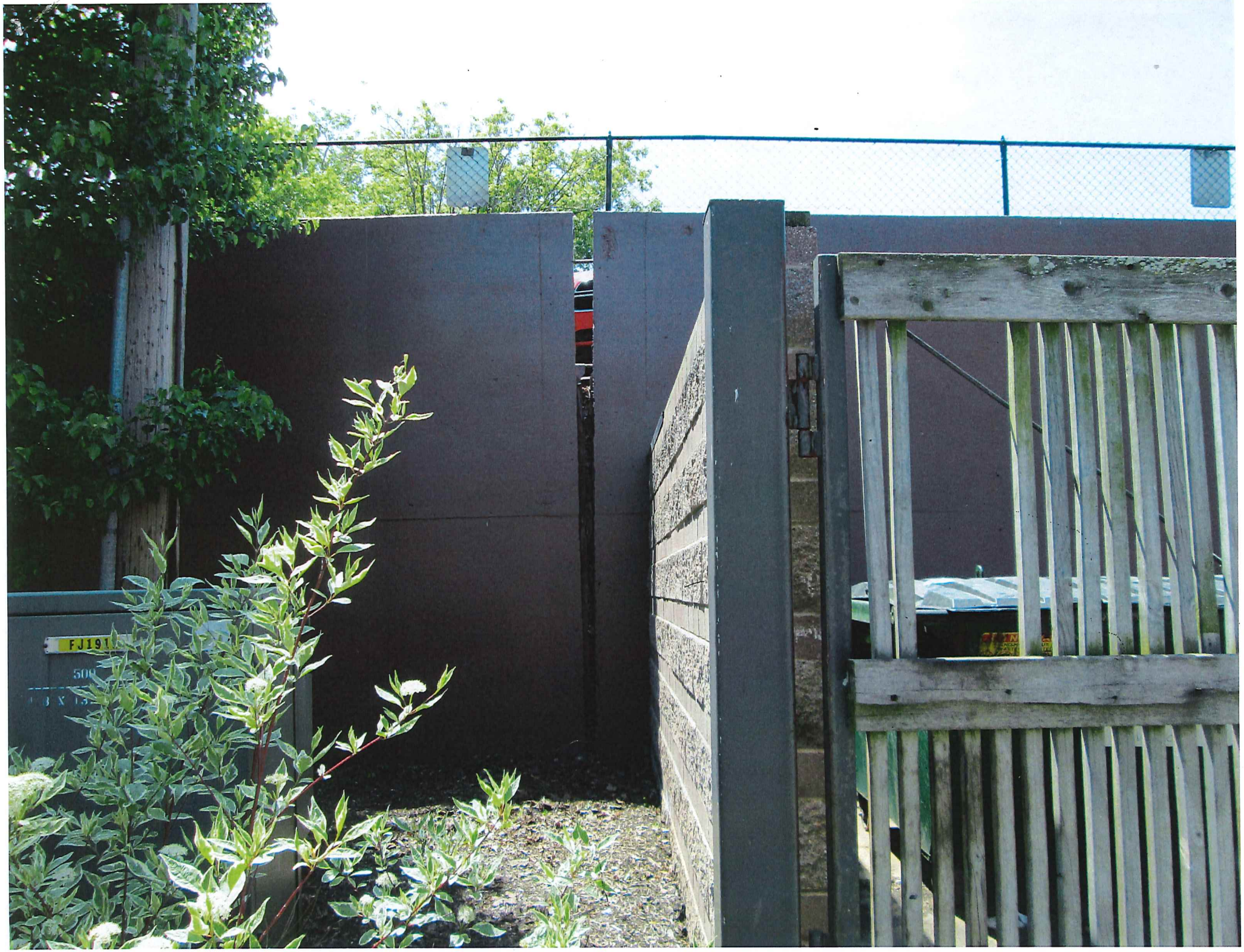
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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.

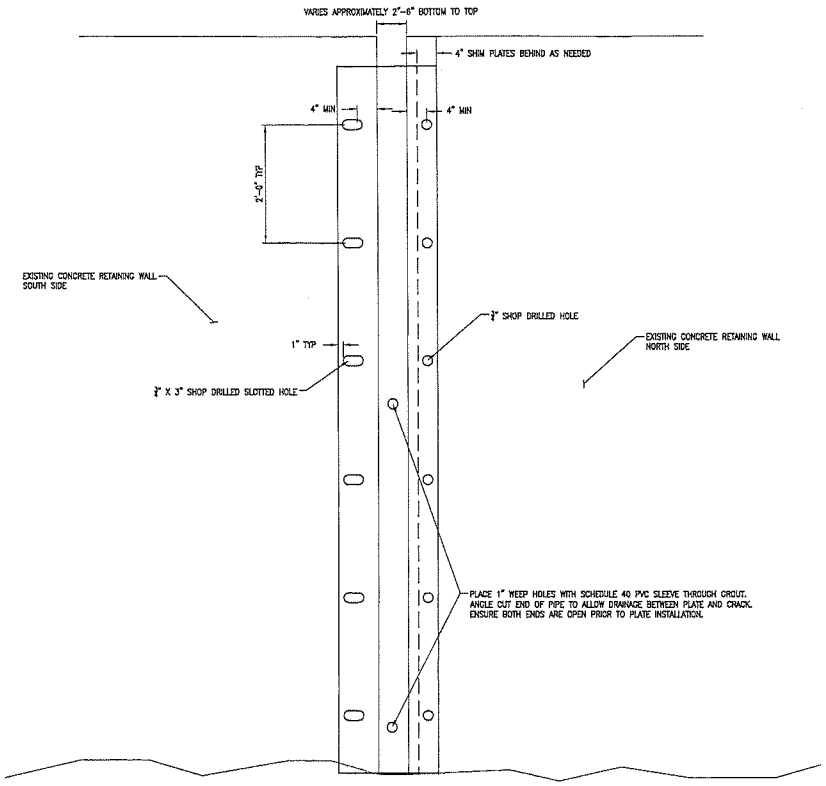
Signature:	Date: 5/31/2016
Print Name: Cynthia Kochanek	

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

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


FJ191

YPSILANTI CITY HALL WALL REPAIR



RETAINING WALL CRACK REPAIR ELEVATION

N.T.S.

NOTES:

SHOP DRILL ROUND AND SLOTTED HOLES IN COVER PLATE AND SHIM PLATES AS SHOWN ON THE PLANS PRIOR TO HOT DIP GALVANIZING.

STEEL COVER PLATE AND SHIM PLATES ARE TO BE MADE OF 36 KSI 3/4" PLATE STEEL. COVER PLATE IS TO BE 20" WIDE AND 12' LONG. SHIM PLATES ARE TO BE 4" WIDE AND 12' LONG. COVER PLATE AND SHIM PLATES MAY BE SPLIT INTO TWO 6' PIECES FOR EASE OF HANDLING.

HOT DIP GALVANIZE COVER PLATE AND SHIM PLATES AFTER HOLES ARE DRILLED.

CLEAN OUT LOOSE DEBRIS FROM CRACK AND FILL THE CRACK BY USING NON SHRINK GROUT PACKED TIGHTLY TO COMPLETELY FILL THE CRACK OUT TO THE FACE OF THE CONCRETE WALL.

FIELD DRILL WALL BASED ON STEEL PLATE HOLE LOCATIONS. CLEAN HOLES ACCORDING TO BOLT MANUFACTURERS RECOMMENDATION. PLACE SHIM PLATES AS NEEDED BETWEEN COVER PLATE AND WALL ON NORTH SIDE OF CRACK IN ORDER TO ALIGN THE COVER PLATE FLUSH WITH THE PROTRUDING WALL PORTION ON THE SOUTH SIDE OF THE CRACK. CUT SHIM PLATES AS NEEDED IN ORDER TO PROVIDE AS SNUG FIT AS POSSIBLE. USE 3/4" HILTI KWIK BOLT 3 WITH PROTECTIVE COATING AND ADDITIONAL OVER SIZED WASHER AND INSTALL TIGHT ON NORTH SIDE OF CRACK. INSTALL BOLTS SNUG ON SOUTH SIDE IN SLOTTED HOLE TO ALLOW FOR EXPANSION OF CRACK.

FILL HOLE BEHIND THE WALL AT THE UPPER PARKING LOT WITH CONCRETE OR JOINT SEALER.

OHM

ARCHITECTS ENGINEERS PLANNERS

OHM-ADVISORS.COM

REVISIONS:	
DESCRIPTION	DATE

DATE	PROJ. NUMBER	DWG	PROJ. MGR	CADD	COUNTY	CITY/VILLAGE/CORNER/GRP	SCALE	HORIZ. DATUM	VERT. DATUM
03/20/15	0341-15-0213	A.R.	MJ	A.R.	WASHTENAW	YPSILANTI	H: N/A V: N/A	N/A	N/A

CITY OF YPSILANTI

CITY HALL RETAINING WALL REPAIR

REPAIR DETAILS

SHEET 1 OF 1

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DRAWING PATH: P:\0200-0329\0341\0213\City Hall Wall Evaluation\Graphics\15-03\Sheets\Wall Repair.dwg May 22, 2015 - 4:11pm

HDC Work Permit Staff Review

Property address: 109 S Huron St

Date of Review: June 7, 2016

Date of Meeting: June 14, 2016

Proposed work: Window replacement

Materials: JELD-WEN wooden, double hung, pocket windows

Staff review:

1. Application states that seven wood, double hung pocket windows will be replaced with JELD-WEN wooden, double hung, pocket windows.
2. Attached photos show deterioration of existing windows.
3. Application states that the glass size will not be reduced or altered.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #5, #9

Suggested items to include in a motion to approve:
Work to include the replacement of seven windows with new, JELD-WEN wooden double hung, pocket windows.

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-160041 #3
Rec 20697

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
109 S. Huron Street #2 & #3

Applicant

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

Name		
A & R Total Construction		
Address		
345 S. Prospect		
City	State	Zip
Ypsilanti	Michigan	48198
Phone / Fax	E-Mail	
734-485-2255/734-485-1095	mreams@artotalconstruction.com	

Contractor

Contractor Name & Contact Info
Doni Lundell C: 734-732-5130 O: 734-485-2255

Type of work

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

Complete Description of Proposed Work:

Replace seven(7) wood double hung pocket windows. Glass dimension same as existing.

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

JELD-WEN double-hung pocket window. See attached.

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:
4,000	$35 + _____ = 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:
Doni Lundell	06/03/2016

Print Name:
Doni Lundell

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

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

A&R TOTAL CONSTRUCTION CO. INC.

345 S. Prospect Street
Ypsilanti MI 48198

877-48-TOTAL (Toll Free)
734-485-2255 (Local)
734-485-1095 (Fax)

MI State License #60593
Federal ID #38-2332756

INSURANCE REPAIR AUTHORIZATION

May 10, 2016

I, Fred Heegan, hereby authorize(s) A&R Total Construction Co., Inc. to repair
Fire, Water, Wind, Vehicle, Other

damages to property located at: 109 South Huron St Ypsilanti, MI 48197
(Street, Apt#, City, State, ZIP)

Permission is given to A&R Total Construction Co., Inc. to submit an insurance damage estimate directly to:

HASTINGS MUTUAL INSURANCE CO.
(Insurance Company)

BRAD BLAIR
(Adjustor or Agent)

000-96-200000 2097
(Claim Number)

Cost for repairs will be negotiated between A&R Total Construction Co, Inc. and your Insurance Company.

Insured authorizes their insurance company to include A&R Total Construction Co., Inc. as a named payee on payments made for repairs.

Insured understands that it is their responsibility for payment for costs not covered by their insurance company including their $ 2,500.00 **deductible (payable to A&R Total Construction Co., Inc. (*The deductible is due at the start of the project.*)**

A&R Total Construction Co., Inc.

BY: X Robbie Colville
(Authorized Representative)

DATE: May 10, 2016

ACCEPTED:

INSURED: X Fred Heegan

DATE: 5/11/16

INSURED: X

DATE:

NOTE: *You have three (3) business days from signing this form to notify A&R Total Construction Co., Inc. of your intent to cancel this contract. By signing this authorization, you acknowledge the receipt of a copy of this agreement.*

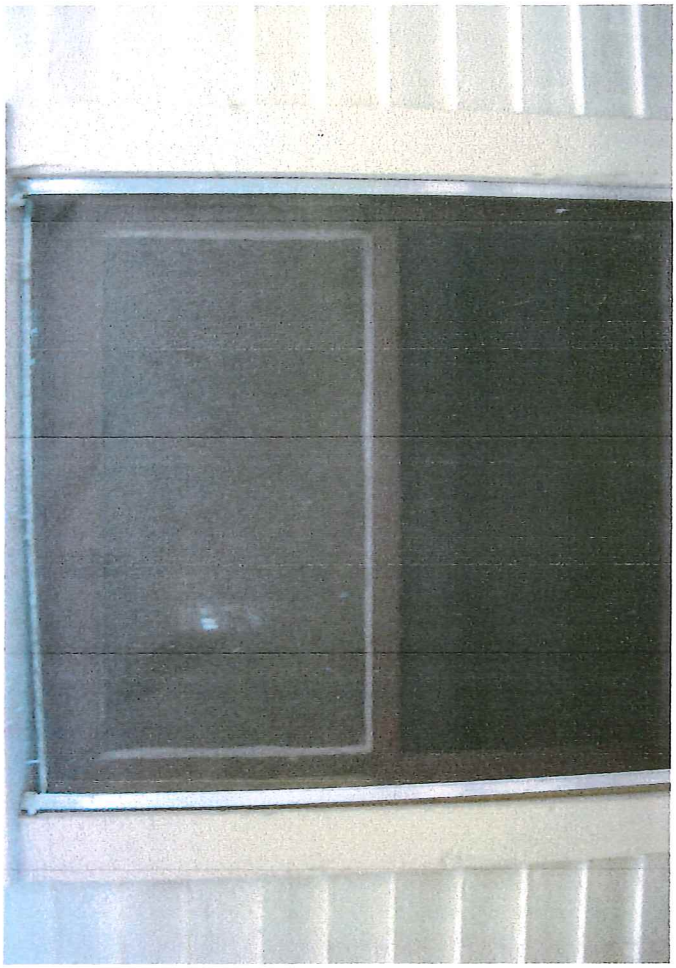
Revised: 2/25/13

DOUBLE-HUNG POCKET REPLACEMENT WINDOWS*

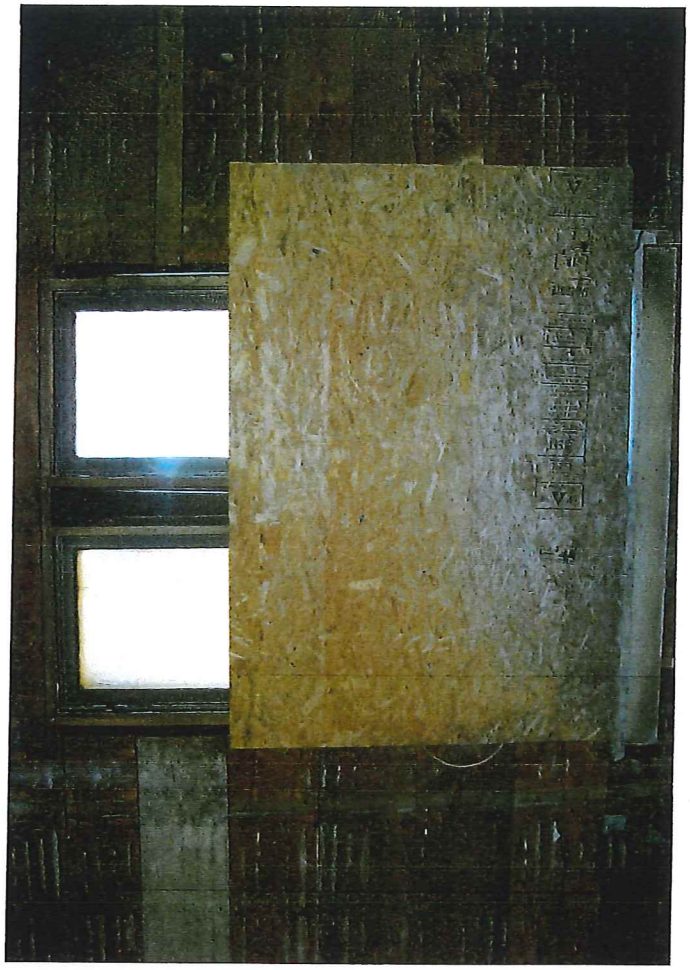
Replacing drafty, old windows with new, JELD-WEN® pocket replacement double-hung windows is an easy way to make a big impact in your home. You'll retain the beauty of natural wood, plus save money on heating and cooling bills while giving your home added security. These windows will give any renovation project years of reliability and beauty.

Add style and efficiency to your home in no time with our easy-to-install pocket replacement windows.

Featuring Tradition Plus profile, new Siteline profile coming soon



Att 3



109 S HURON ST.

HDC Work Permit Staff Review

Property address: 513 N River St.

Date of Review: June 9, 2016.

Date of Meeting: June 14, 2016.

Proposed work: removal of existing asphalt and concrete from gate to steps; removal of grass and dirt from rear of porch to clothes line pole; grading and installation of 4" of limestone, and tamp, with 2" of slag sand to prep for installation of brick pavers

Materials: 21A limestone, slag sand, brick pavers

Staff review:

1. Applicant will bring samples of brick pavers to meeting.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the removal of the existing concrete and asphalt in the area from the gate to the steps. The grass and dirt from the rear of the porch to the clothes line pole is to be removed and the area is to be graded. 4" of 21A limestone, tamp, and 2" of slag sand is to be installed to prepare for installation of brick pavers. Brick pavers to be as specified in the meeting.

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

JUN 08 2016

CITY OF YPSILANTI
BUILDING DEPARTMENT

R# 20703
CK# 8173

PHDC 16-0044

#6

App due by 6/7

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:
6/14
Action Item/Study Item

Contributing?

To complete this application:

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

Applicant

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

Name: Joe Secore

Address: 513 N. River

City: Ypsilanti | State: MI. | Zip: 48198

Phone / Fax: 734 487-9176 | E-Mail: jsecore@highscope

Contractor

Contractor Name & Contact Info: Self

Type of work

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

Last modified 24 May 2016

Complete Description of Proposed Work:

Remove asphalt and concrete from gate to steps and also grass and dirt from back side of porch to the clothes line pole. Grade and install 4" of 21A limestone, tamp and add 2" of slag sand and tamp to prepair for brick pavers.

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: 2000	Permit fee: $35 + 0 = 35.00

Signature Joe Secore

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: Joe Secore	Date: 6-7-16
Print Name:	

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

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

513 N River

N
NTS
513
N
River

HDC Work Permit Staff Review

Property address: 201 Oak St.

Date of Review: June 9, 2016.

Date of Meeting: June 14, 2016.

Proposed work: removal of existing shingle-siding on east, west, and south sides of garage; removal of existing window on south side of garage; installation of new, Hardieplank siding painted to match the house

Materials: Hardieplank siding with 4 ½" exposure to match siding on main house, paint to match house

Staff review:

1. Staff emailed applicant to clarify that the shingle-siding will be replaced with the Hardieplank siding. Staff asked that the applicant either bring in a sample or cut-sheet showing the proposed siding.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the removal of the existing painted-shingle-siding on the south, east, and west walls of the garage. Also, the removal of the existing window on the south side of the garage. New Hardieplank siding with 4 ½" exposure is to be installed on the south, east, and west walls of the garage. New siding is to be painted to match the house.

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.

R#20704
CASH

PHDC-160043 #5

RECEIVED

JUN 08 2016

CITY OF YPSILANTI
BUILDING DEPARTMENT

App due by 6/7

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:
6/14
Action Item/Study Item

Contributing?

To complete this application:

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

Applicant

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

Name: HighScope Educational Research Foundation

Address: 600 N. River

City: Ypsilanti | State: MI. | Zip: 48198

Phone / Fax: 734 485-2000 | E-Mail: jsecore@highscope.org

Contractor

Contractor Name & Contact Info: Joe Secore 513 N. River Ypsilanti, MI 48198 734 904-7789

Type of work

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

Complete Description of Proposed Work:

Remove old painted roofing shingle from side walls on east, west and south side of garage. Also remove small window on south side of garage and replace with hardy siding, 4½" exposure to match house. Paint to match color of house.

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:	Permit fee:
3000.00	$35 + 0 = $35.00

Signature Joseph Secore

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:
Joseph Secore	6-6-16

Print Name: Joseph Secore

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

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

201 Oak

201 OAK ST.

201 OAK ST

HDC Work Permit Staff Review

Property address: 116 Maple St.

Date of Review: June 9, 2016

Date of Meeting: June 14, 2016

Proposed work: Amendment to include reclaimed newel post

Materials: wooden newel post, paint to match color scheme of house and porch

Staff review:

1. Applicant sent an email with photographs of the proposed newel post and an explanation for its historical context. These photos and this email, as well as the original application and the previously approved color scheme, are included in the packet.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Approval amended to include the installation of the reclaimed newel post shown in the packet. Post is to be painted to match the color scheme of the house.

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.

AMENDMENT TO PREVIOUS APPROVAL: 116 MAPLE ST.

EMAIL FROM APPLICANT:

Good Day. I wanted to send a few pictures to the HDC regarding a post I found and would like to repurpose as the post at the bottom of rail for the steps leading up to my porch. My intention is to sand and paint the post the match the new colors of the house. I understand that the post was originally used in the interior of a house, but I feel its intricate and interesting turnings would add a nice pizazz to the front of my house. In my researching of the Victorian time period I have found that Victorians just loved as much "googaw" and different variations of visual aesthetics as they could get so making this post different from the main porch support post would have been typical for this time period. It is within our era that we like to see everything match. Please consider letting me repurpose and incorporate this wonderful post into my porch design as I feel it will make a great first impression to those entering my house. Thank you.

Respectfully,

Katherine Besemer

Rec. 20362

#2

RECEIVED
MAR 24 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Work Permit Application

Date filed 3/24/16 for HDC meeting date 4/12/16

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

Property Address 116 MAPLE

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name REX RICHIE

Address 1065 MAPLEWOOD

City YPSILANTI State MI Zip 48198

Phone 734 8340416 Fax

E-mail

Owner
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) Same as Above

Action Items only:
Construction Cost _____ **Permit Application Fee** 35.00
The fee is $35 for the first $3,000 in construction cost plus $5 for every additional or portion of $3,000 of construction cost. An additional fee of $50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
   - **a.** Photo(s) showing all locations where work is proposed.
   - **b.** Paint color chips (if relevant).
   - **c.** Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
   - **d.** Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   - **e.** A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

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

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 116 MAPLEWOOD

Applicant REX RICHIE

Description of proposed work *(see sample applications)*

Repair Porch
Paint whole house

Materials

WOOD

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

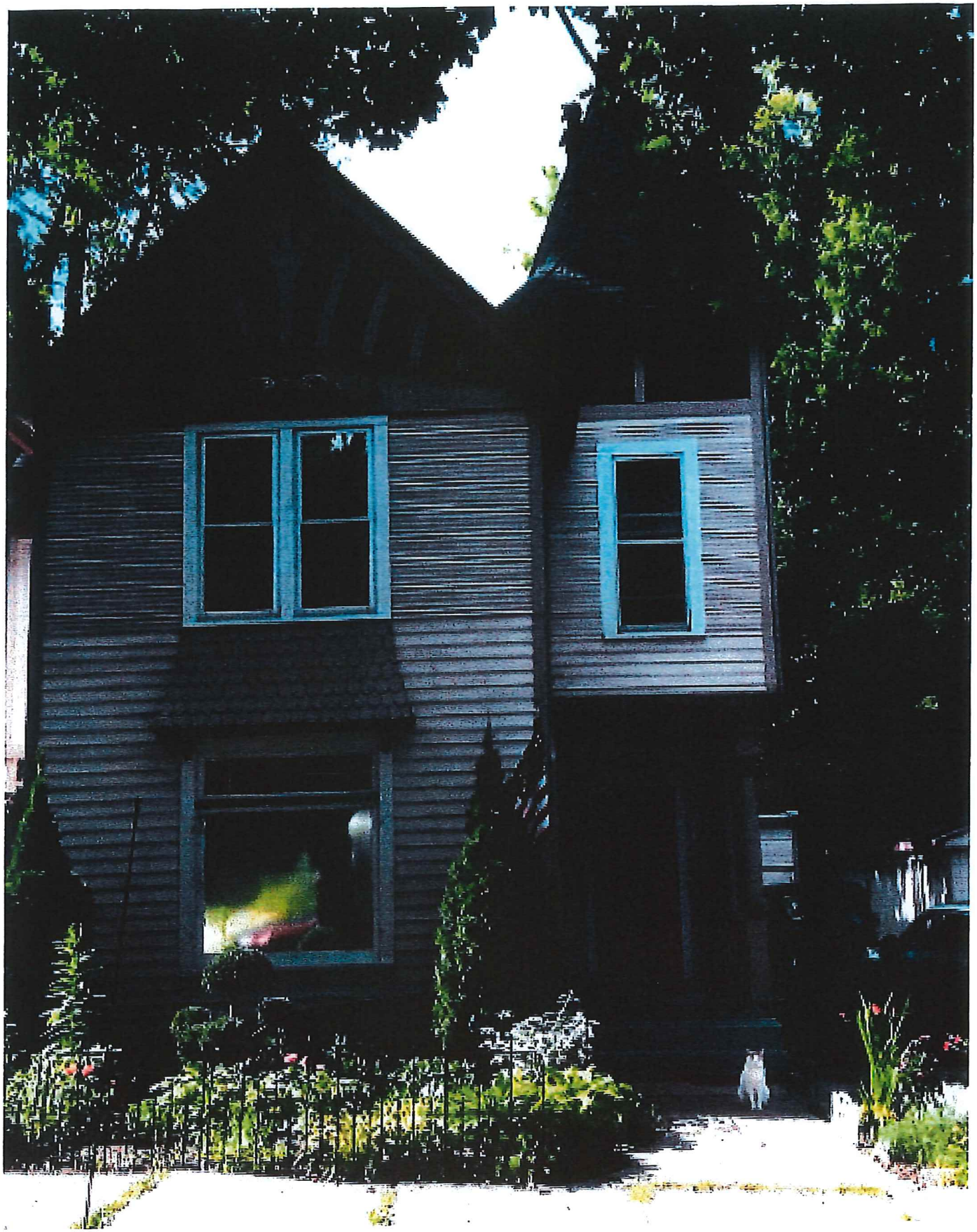
Roof _____ Other _____

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

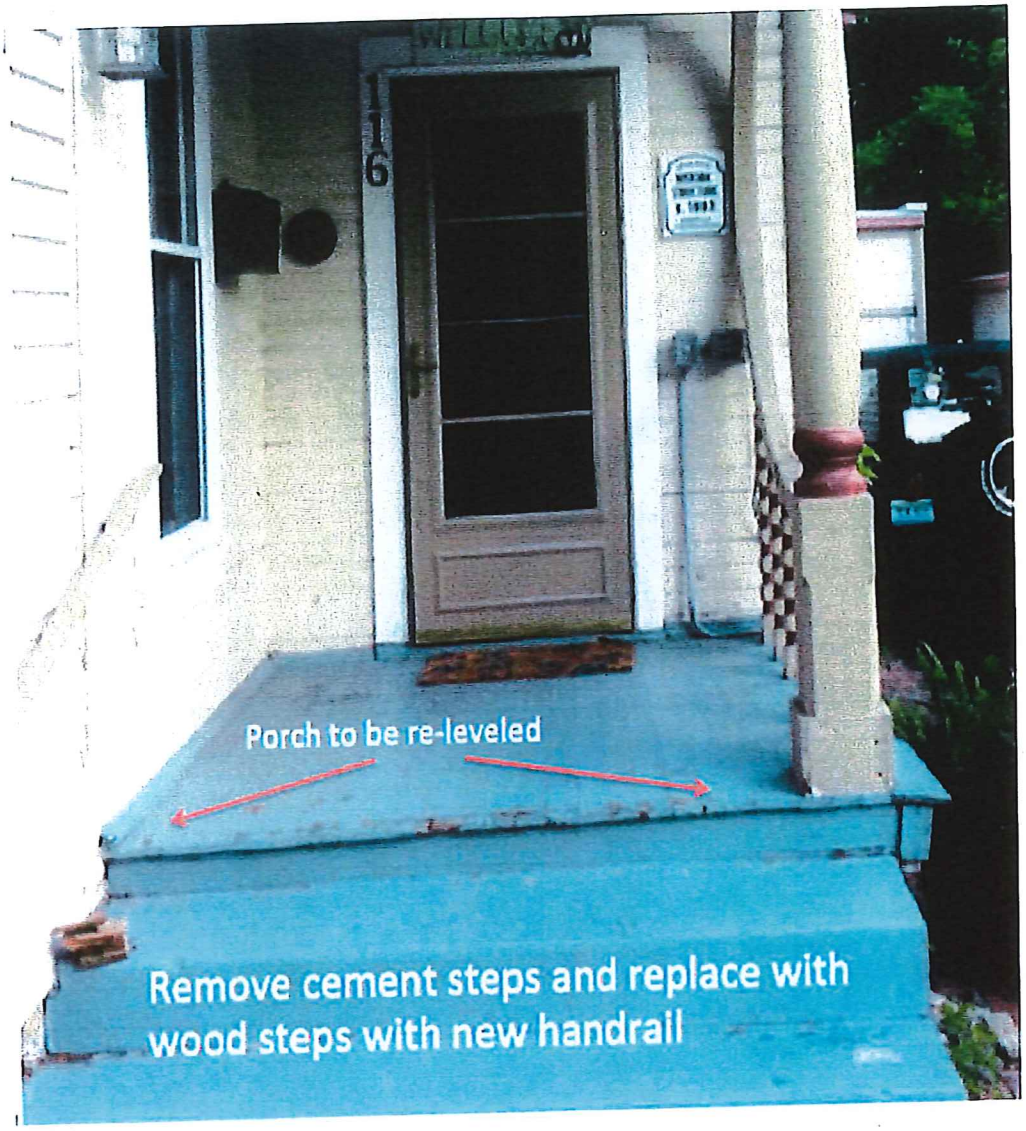
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

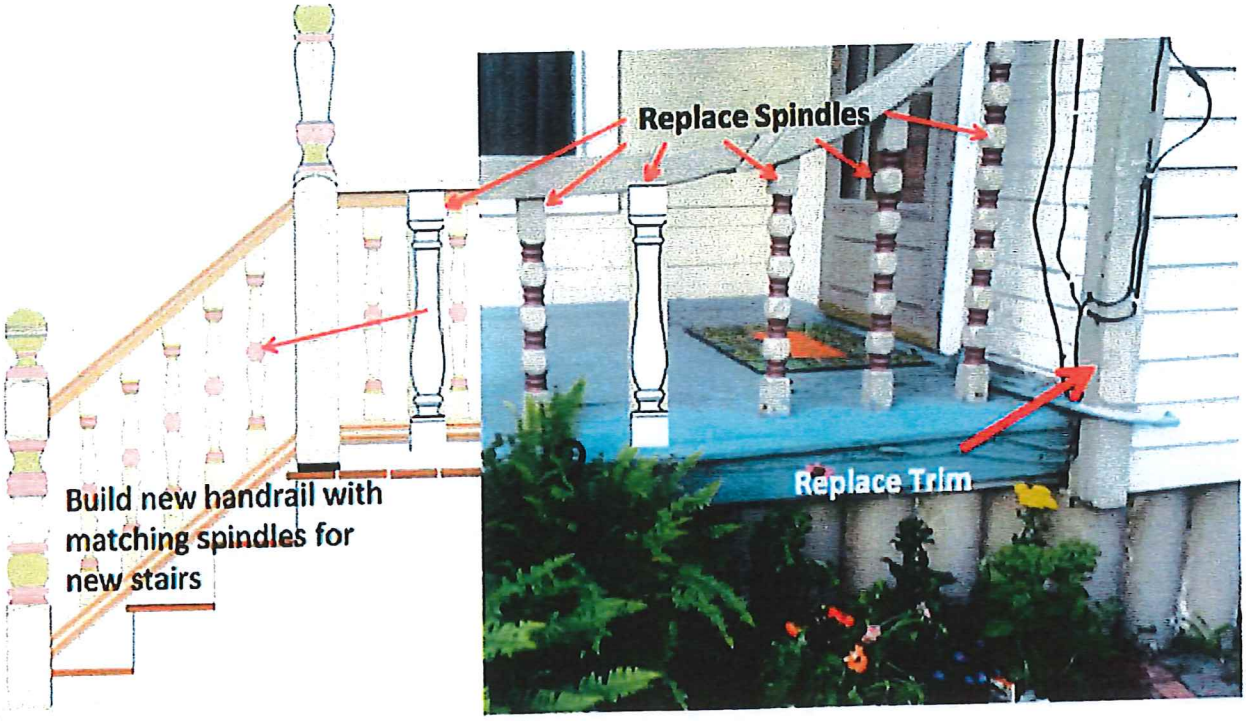
Signature of Applicant

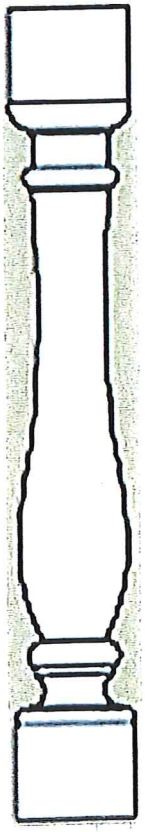
3-24-16
Date



16


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





Example of new spindle shape

SW 6717
Lime Rickey
149-C3

SW 6716
Dancing Green
149-C2

SW 6719
Gecko
149-C6

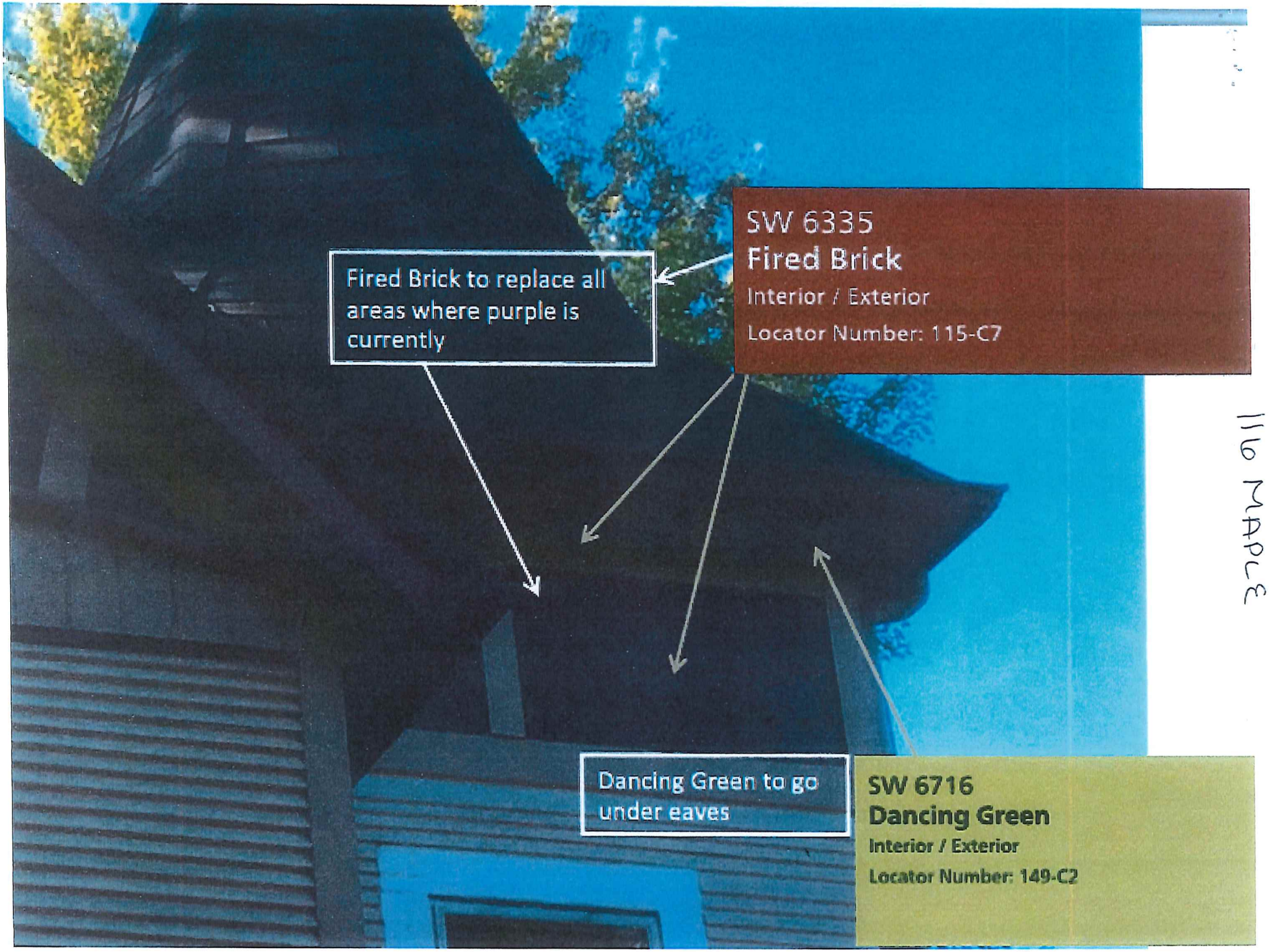
SW 6335
Fired Brick
Interior / Exterior
Locator Number: 115-C7

SW 6719
Gecko
Interior / Exterior
Locator Number: 149-C6

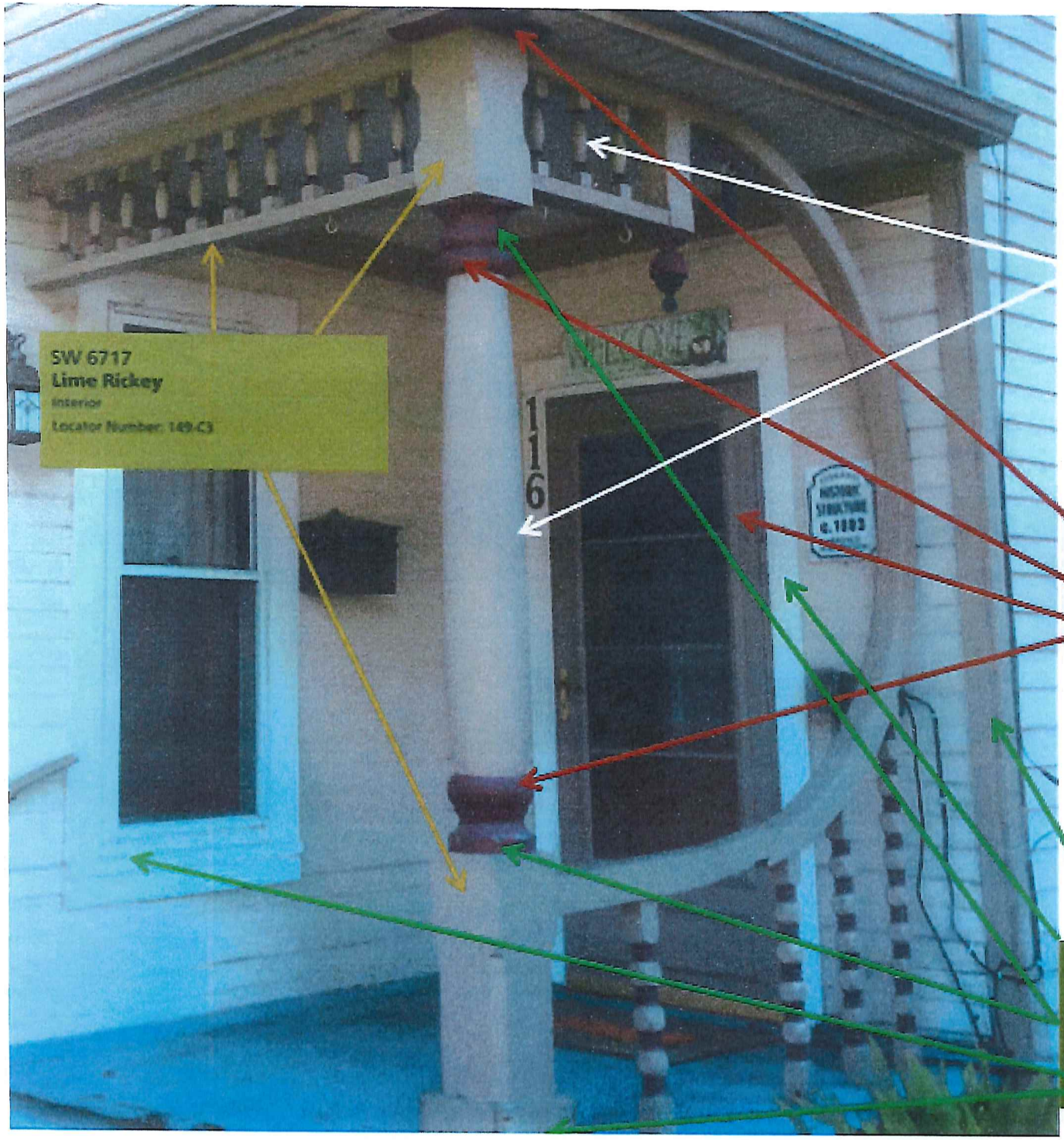
SW 6716
Dancing Green
Interior / Exterior
Locator Number: 149-C2

SW 6717
Lime Rickey
Interior
Locator Number: 149-C3

116 MAPLE


Fired Brick to replace all areas where purple is currently
SW 6335
Fired Brick
Interior / Exterior
Locator Number: 115-C7
Dancing Green to go under eaves
SW 6716
Dancing Green
Interior / Exterior
Locator Number: 149-C2

116 MAPLE



SW 6716
Dancing Green
Interior / Exterior
Locator Number: 149-C2

SW 6717
Lime Rickey
Interior
Locator Number: 149-C3

SW 6335
Fired Brick
Interior / Exterior
Locator Number: 115-C7

SW 6719
Gecko
Interior / Exterior
Locator Number: 149-C6

116 MAPLE

HDC Work Permit Staff Review

Property address: 10 N Washington St

Date of Review: June 9, 2016

Date of Meeting: June 14, 2016

Proposed work: installation of steps and handrails at side entrance; installation of new aluminum storefront door at side entrance; installation of two new signs—one at the front corner and one at the side entrance

Materials: treated wood decking and steps with synthetic decking in Dark Brown; metal handrails; aluminum storefront door; PVC signs secured with steel brackets and mounting plates

Staff review:

1. Applicant stated that they had been previously approved for a ramp at the side entrance, but it was not compliant with building code. They would instead like to install a treated wood deck and steps at the door with new handrails.
2. Application states that the decking and steps will be treated wood and synthetic decking—Commission may want to clarify what materials they plan to use.
3. Staff asked that the applicant bring in a cut-sheet for the proposed aluminum storefront side door.
4. Sign 1 will be installed on the steel pole at the eastern end of the alley way, while sign 2 will be installed above the side entrance in the mortar joints.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

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

Suggested items to include in a motion to approve:
Work to include the installation of new decking and steps at the side entrance with metal handrails. Also, the removal of the existing door at the side entrance to be replaced with a new, aluminum storefront door. Work also to include the installation of two PVC signs, to be 2'x4'. Sign 1 will be mounted to the steel pole at the eastern end of the alley using two mounting plates and four anchors each. Sign 2 will be mounted in the mortar joints above the side entrance using 4 steel mounting plates with two steel anchors.

Rec. 20715

Ypsilanti Historic District

Work Permit Application

Date filed _____ for HDC meeting date _____

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

Property Address 10 N. Washington —

Applicant ☐ Owner ☐ Architect ☐ Contractor

Name Rob Hess (Tenant)

Address 10 N. Washington

City Ypsilanti State MI Zip _____

Phone (248) 310-2556 Fax _____

E-mail rob@goicecreamgo.com

Owner Elan Rugill
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) Beal Construction Services
Geoff Van't Hof, 221 Felch St, Suite 11
Ann Arbor MI 48103 (616) 841-1310

Action Items only:

Construction Cost _____ **Permit Application Fee** 40.00

The permit fee is $30 plus $5 for each $3,000 of construction cost, and is due at the time of application. An additional administrative fee of $50 applies to HDC work started without the issuance of applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
   a. Photo(s) showing <u>all</u> locations where work is proposed
   b. Paint color chips (if relevant)
   c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
   d. Dimensioned drawings of any new construction or modifications to existing structures
   e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 10 N. Washington / Go Ice Cream

Applicant Rob Hess

Description of proposed work *(see sample applications)*

New step + handrails at service door (previously proposed as a ramp + steps) handrails to attach to building at mortar not bricks

New aluminum storefront side door

New signs at front corner + side door

Materials

Ramp: Treated wood structure w/ Synthetic Decking (Dark Brown) METAL Handrails painted Dark Brown.

Storefront: Aluminum Frame, dk brown color.

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

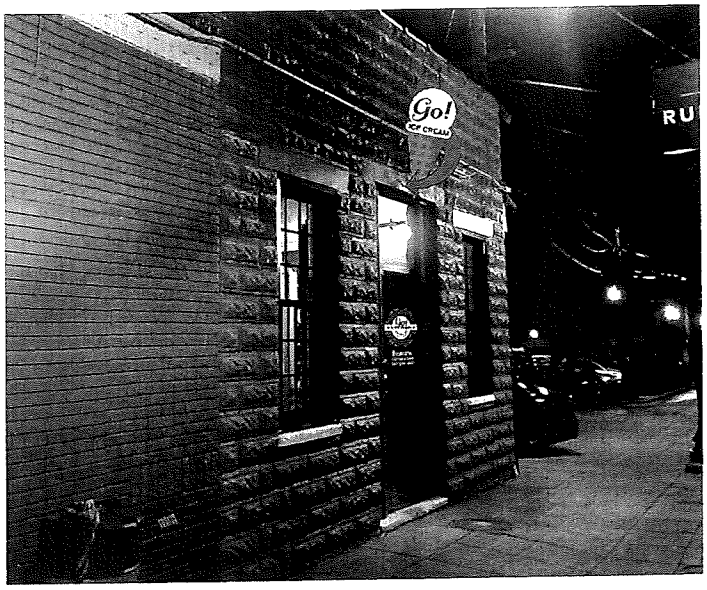
☑ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

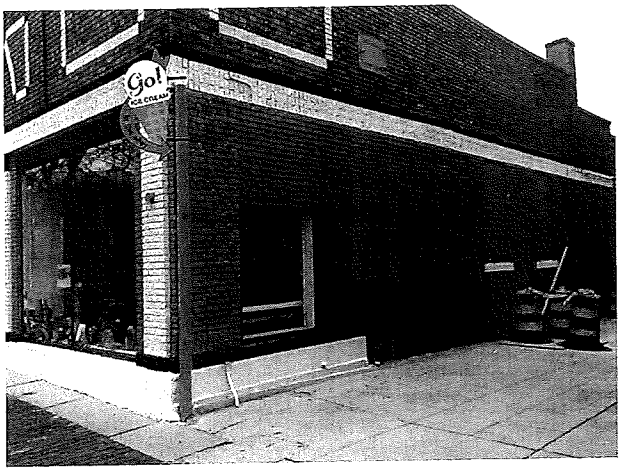
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Signature of Applicant

6/7/16
Date

photoshop rendering of proposed signage





alley entrance rendering

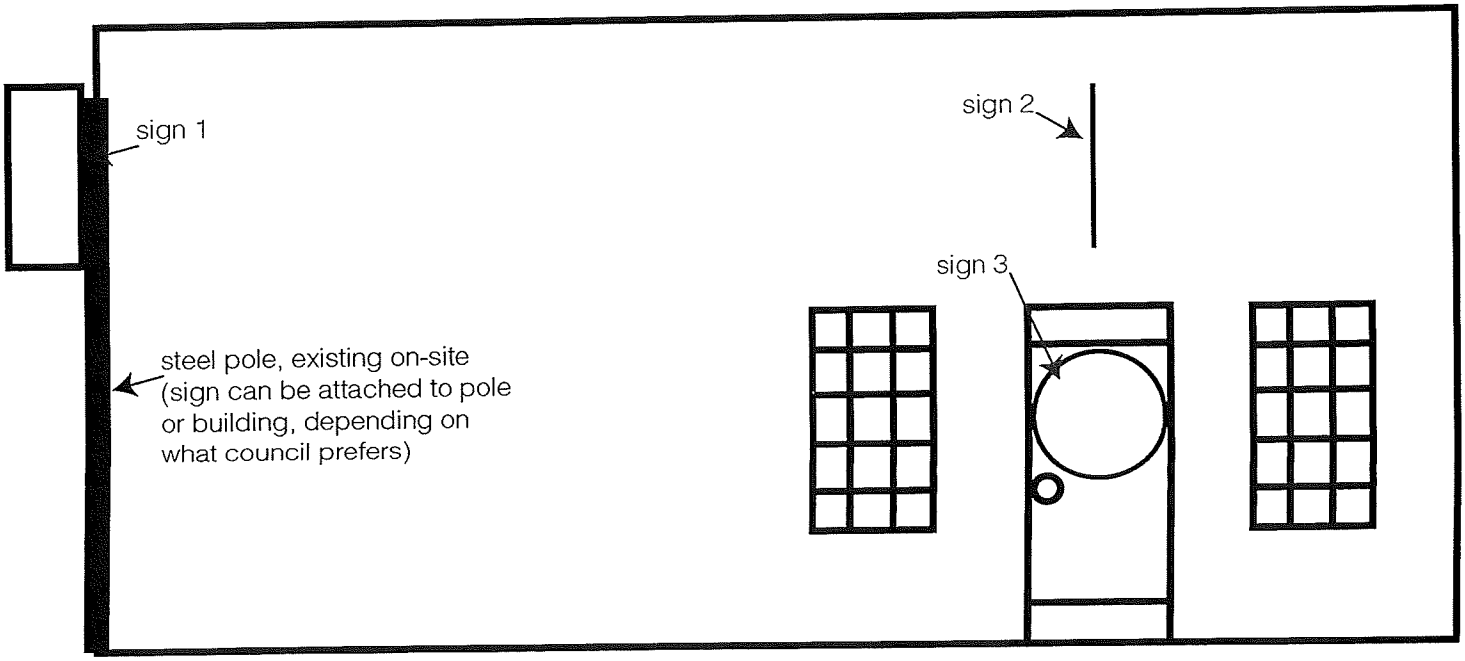
Go! Ice Cream
10 N. Washington
Suite 104
Ypsilanti, MI 48197

Zoning District C
Total building frontage = 20
Max building mounted sign area = 60

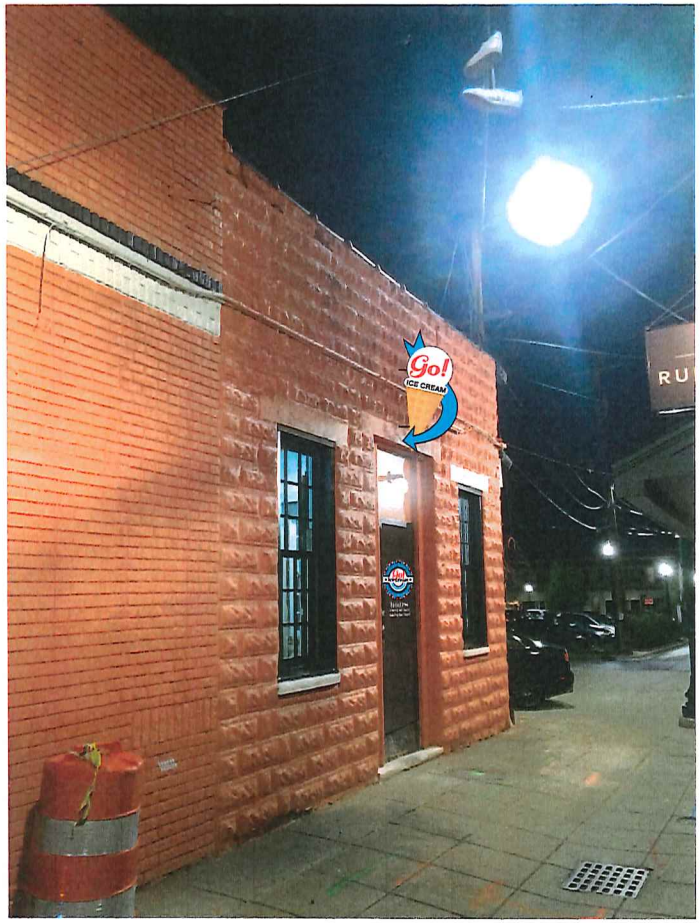
Proposed Sign areas
1) 2ft x 4ft = 8ft
2) 2ft x 4ft = 8ft
3) 4ft x 3 ft = 12 ft
Total sign area = 28 ft

Meets requirements

Signage types:
Sign 1 & 2 are building mounted PVC signs
Signs will be constructed of layers of solid PVC cut using a CNC router. PVC parts will be painted and assembled using silicone glue for sealant and adhesion as well as mechanical fasteners to ensure parts cannot separate. Each sign will weigh roughly 30-35 lbs. Signs will be secured using painted steel brackets made of 1/2" solid rod and 1/8" thick steel mounting plates to attach to (mortar/steel pole) using appropriate fasteners. The sign being attached to the mortar will have four mounting plates with two anchors each (8 total) and the sign attaching to the steel pole at the eastern end of the alley will attach to the pole with two mounting plates which wrap around the pole with four anchors each (8 total).
Sign 3 is a door decal with company logo, hours and contact info



sign at front corner



sign at side door

COPYRIGHT 2015
BALLOU ENTERPRISES PLLC

REVISION	26 MAY 2016
BID/ PERMIT	21 DEC 2015
50% CD	14 DEC 2015
PRELIMINARY	16 OCT 2015
CONCEPTS	17 AUG 2015

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

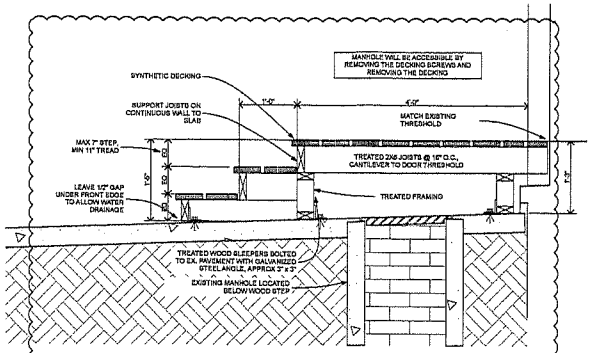
PROJECT:
GO ICE CREAM!
10 N. WASHINGTON
YPSILANTI, MI

TITLE: PROPOSED SIGNAGE

JOB NO:
1525

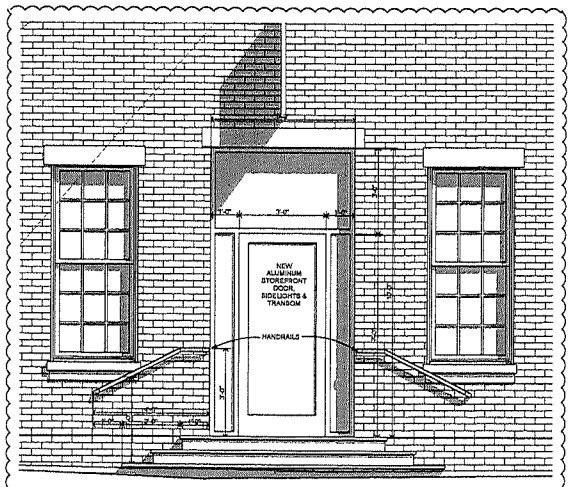
STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
NO. 48808
LICENSED ARCHITECT

SHEET NO.
7



3/4 SIDE DOOR STEP DETAIL

Scale 1" = 1'-0"

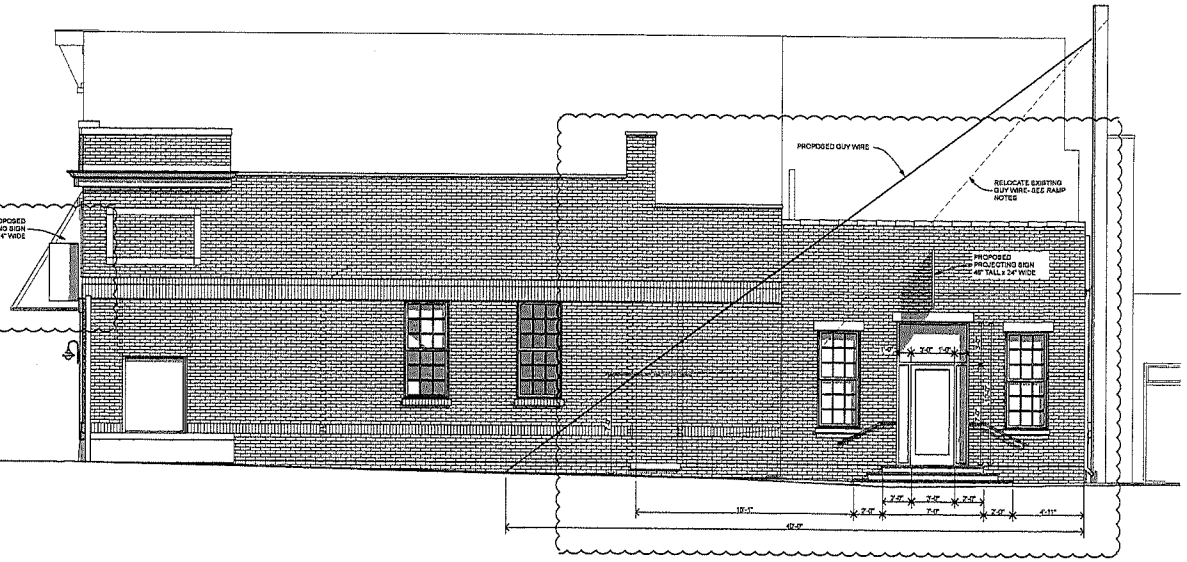


5/4 SIDE DOOR

1/2" = 1'-0"

6/4 FRONT ELEVATION

1/4" = 1'-0"



1/4 RIGHT ELEVATION

1/4" = 1'-0"

COPYRIGHT 2015
BALLOU ENTERPRISES PLLC

REVISION	26 MAY 2016
BID/ PERMIT	31 DEC 2015
90% CD	14 DEC 2015
PRELIMINARY	16 OCT 2015
CONCEPTS	17 AUG 2015

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focus-design.us
focus@focus-design.net
3300 Berry Rd, Ypsilanti, MI 48199

PROJECT:
GO ICE CREAM!
10 N. WASHINGTON
YPSILANTI, MI

TITLE: ELEVATION & RAMP DETAILS

JOB NO:
1525

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
REGISTERED ARCHITECT

SHEET NO.
4

220 N HURON ST.

RESPECTFULLY SUBMITTED AS A STUDY ITEM
Tuesday, June 7, 2016 • 7 pm

To: Ypsilanti Historic District Commission

From: Ypsilanti Historical Society
Representatives:
Al Rudisill, President
Val Kabat, Trustee

Re: Possible replacement of our permanent, signage located at the edge of the front lawn, near the parking lot.

Our existing sign is attractive enough and serves the purpose of identifying the building and stating the Museum/Archive hours.

However, when we have a special event to promote, like the art exhibit which we recently hosted, a temporary sign is place it in the front lawn. Not only is the sign ugly, but it's easily vandalized and, depending on the season may not be particularly easy to anchor.

Proposed: We're considering having a new, permanent sign made (probably similar to the existing one, but slightly larger) with some kind of removable panel built into the design. This panel would be added to the sign for special events but would not be affixed to the permanent sign all the time.

We're only in the thinking and talking stages right now and don't have any proposed designs to discuss.

A few questions for HDC before we go further:

- Could we install a taller pole?
- Are there dimensional guidelines for the sign panel itself?
- Would we need to keep the existing bland-and-white color scheme? (We probably would.)
- Is there anything else we should know?

PHDC-16-0042

RECEIVED

JUN 08 2016

CITY OF YPSILANTI
BUILDING DEPARTMENT

JUN 6 16 4:04PM

#4

Ypsilanti Historic District

Work Permit Application

Date filed 6/7/2016 for HDC meeting date 6/14/2016

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

Property Address 410 N. Huron Street

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Noah & Kimberly Mass

Address 1706 Morton Avenue

City Ann Arbor State MI Zip 48104

Phone 734-657-8520 Fax

E-mail noah_mass@yahoo.com

Owner (If different than applicant) Currently owned until 6/20 by Kevin Kubarych & Jennifer Ogilvie

Who will perform the work? ☑ Owner ☐ Contractor

Contractor (Name, address, phone) Projects will be done by new owner and/or a variety of contractors

Action Items only:

Construction Cost _____ **Permit Application Fee** _____

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

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
   - **a.** Photo(s) showing all locations where work is proposed.
   - **b.** Paint color chips (if relevant).
   - **c.** Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
   - **d.** Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   - **e.** A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

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

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 6/7/2016 for HDC meeting date 6/14/2016

Property Address 410 N. Huron Street

Applicant Noah & Kimberly Mass

Description of proposed work *(see sample applications)*

A number of small projects to restore 410 N. Huron Street are proposed to occur over a one year period including:

A) Trimming, pruning, thinning out of existing landscaping materials
B) Replacement of yews in front of home with TBD evergreen bushes
C) Removal of front porch track lighting & replacement with one central TBD light fixture
D) Refinishing of existing front door & refinishing or replacement of front door hardware
E) Replacement of rotted front steps with identical appearing steps
F) Replacement of rotted North entrance handrail with identical (or as close as possible) handrail
G) Repair & replacement of rotted exterior siding on North side of house and West side of garage
(See attached list of additional work elements)

Materials

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

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

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Noah Mass

Signature of Applicant

6/7/2016

Date

Ypsilanti Historic District Work Permit Application

Property Address 410 N. Huron Street

Applicant Noah & Kimberly Mass

I) Addition of exterior cameras (front porch, garage, back porch) Netgear Arlo VMC3030 4"x2"x4"

J) Addition of radon remediation vent assembly - Planned for South East corner of main house

K) Exterior Painting of house, garage & out building based on historically appropriate color scheme of Robert Schweitzer

L) Repair of mortar between foundation bricks on South side of home

M) Replacement of basement windows with glass block

N) Replacement of existing hot tub in exterior deck with similar

O) Refinishing of exterior deck

P) Removal of bee hives on exterior home structure

Q) Removal or cutting to be sub-flush to ground of exterior handrail anchors from previously removed handrail leading from river to patio

R) Painting of exterior fence

S) Refinishing of dock

T) Repair / replacement of existing exterior lighting as required

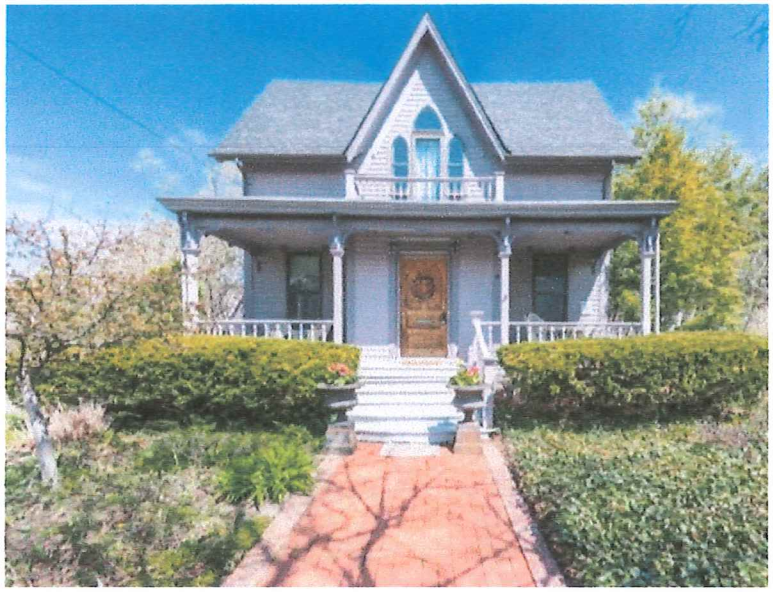
U) Repair of loose gutters & extension of downspouts away from foundation

V) Installation of electronic deadbolt with keypad on North Entrance

W) Replacement of exterior house numbers

410 N Huron

FRONT MAIN HOUSE



FRONT GARAGE

REAR DECK

NORTH SIDE ENTRANCE

SOUTH VIEW

209 PEARL ST.

HDC Work Permit Staff Review

Property address: 106 S Huron St

Date of Review: May 31, 2016

Date of Meeting: June 14, 2016

Proposed work: Reroof of flat roof

Materials: Rubber, self-adhering flat roof

Staff review:

1. Staff spoke with the applicant to get more information about the proposed roofing—owner stated it is a 12'x14' section of flat roof that will be replaced using a new rubber roof.
2. Contractor stated that the roof would be attached with adhesive and not with a torch.
3. Staff included this report due to the lack of information on the application.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #5, #10

Suggested items to include in a motion to approve:
N/A

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.

#2

PHDC-16-0037
Roc 20633
Application due by 6/7

City of Ypsilanti
Ypsilanti Historic District

Work Permit Application

RECEIVED
MAY 31 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Date filed _____ for HDC meeting date 6/14

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

Property Address 106 S. Huron

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name New Roof Inc. \ Jeff Greaves

Address 8977 Macon Rd

City Saline State MI Zip 48176

Phone 734-665-5555 Fax 734-429-1909

E-mail

Owner Hedger Breed
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) Same As Above

Action Items only:
Construction Cost 3000 — **Permit Application Fee** 35.00
The fee is $35 for the first $3,000 in construction cost plus $5 for every additional or portion of $3,000 of construction cost. An additional fee of $50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
   - **a.** Photo(s) showing all locations where work is proposed.
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   - **d.** Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   - **e.** A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

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

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 106 S. Huron

Applicant New Roof

Description of proposed work *(see sample applications)*

Re Roof - 1st Story Porch Only

* Not Visible From Street / Ground

Materials

Replace with same material - Rubber

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

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

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Signature of Applicant

5/20/16
Date

106 S HURON ST

Rec 20634 #3
PHDC-16-0038
Application due by 6/7

Ypsilanti Historic District
Work Permit Application

RECEIVED
MAY 31 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Date filed _____ for HDC meeting date 6/14

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

Property Address 317 W. Cross

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name New Roof, Inc. \ Jeff Greaves

Address 8977 Macon Rd.

City Saline State MI Zip 48176

Phone 734-665-5555 Fax 734-429-1909

E-mail

Owner (If different than applicant) Jim Johnson – Ugly Mug Cafe

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) New Roof – 734-665-5555
8977 Macon Rd Saline, MI 48176

Action Items only:
Construction Cost 2500 – **Permit Application Fee** 35.00
The fee is $35 for the first $3,000 in construction cost plus $5 for every additional or portion of $3,000 of construction cost. An additional fee of $50 applies to HDC work started without the applicable permit.

To complete this application:

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2. Attach the following documents:
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   - **b.** Paint color chips (if relevant).
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   - **d.** Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   - **e.** A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

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

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 317 W. Cross

Applicant New Roof

Description of proposed work *(see sample applications)*

Re-Roof - Small Lower 1st Story Roof

* Not Visible From Street/Ground

Materials

Replace with same Material - Rubber

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

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

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Signature of Applicant

5/20/16
Date

317 W CROSS

317 W CROSS

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF May 24, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	Council Chambers, 1 S Huron St.
Commissioners Present:	Anne Stevenson Hank Prebys, Alex Pettit, Jane Schmiedeke
Commissioners Absent:	Ron Rupert, Erika Lindsay
Staff Present:	Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moves to approve the agenda as amended to include 1 S Huron St as a Study Item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS

106 S Michigan Ave

**Application is for the demolition of the existing storefront and the building and installation of a new, aluminum storefront brought up to be flush with the sidewalk.*

Applicant: Angie Lane, architect—present

Discussion: Stevenson: States that the application was tabled because they were seeking more information, a more appropriate design with a relationship to the neighborhood, and a better rendering. Asks the applicant to discuss what is different this time.

Lane: States that they scaled it back and went a more traditional route. States that they discussed with the owner of the building, who really liked the stone tile option. States that they have two options: one with a stone tile base with columns, and above the stone tile base would be wood panels. States that the second option, which is the owners favorite, has stone tile base with a lighter polished stone tile up the columns where the paint was, with a blue light fixture. States that the last time they came they had the blue glass tiles and that the owners would like to attract attention but that

DRAFT

they could do it with a light fixture, which is less permanent, and that maybe more acceptable. States that the idea of the stone is a more classic, polished storefront. States that they stripped out the mullions and went with a more classic rhythmic storefront system. *shows samples of the stone tile* States that the paint color on the top is similar to what is there. States that the blue color would be used for the paint if they go with the wood panels over the tile base.

Prebys: Asks how stable the light fixture will be given the pedestrian traffic. Asks if there will be any kind of problem.

Lane: States that they are pretty high, states that she believes they will be 7 feet.

Stevenson: Asks Commissioners for their concerns.

Pettit: States that the biggest concern was regarding the windows. States that this treatment is more to the vertical nature of the windows and posts.

Schmiedeke: States that she thinks it is an improvement. States that it may be more appropriate to continue the darker color up behind the light fixtures.

Lane: States that the darker color on the bottom is rusticated, like the traditional treatment of buildings, to make the base heavy and the top light rather than vice-versa.

Stevenson: Asks what they think of the wood paneling.

Lane: States that the wood paneling would be blue, and that it would be painted so it would not be a permanent item.

Prebys: States that the stone option gives more stability, rather than having to rely on paint. States that if the paint isn't dealt with it will look sloppy. States that he doesn't mind the two colors. States that the other idea was recalling the three windows from above in the below section.

Lane: States that making the entry accessible throws that rhythm off.

Pettit: Asks if the height of things and walls is basically the same.

Lane: Affirms.

Prebys: States that he would be fine with option two.

Stevenson: Agrees.

Lane: States that if they go with the blue paint version, then they will go with the grey version of the light fixture.

Pettit: Asks if it is the same framing.

Lane: Affirms.

Motion: Pettit (second: Prebys) moves approval for the application for work at 106 W Michigan Ave to include the removal of the existing storefront and replacement with a new one. Storefront is to include a tile finish as shown in the submitted drawings. The base tile is to be color code M2.0 RV B with a textured finish, and the upper tile is to be color code M2.0 W L, with a polished finish. Also, the storefront will have a window system as shown in the submitted drawings with an anodized aluminum finish in Champagne. Also, there are to be two Bellacore light fixtures, 154368, in the high gloss blue as shown in Option Two in the submitted drawings.

Secretary of the Interior Standards:

#5 - Preserve distinctive features.
#9 - Contemporary designs shall be compatible and shall not destroy significant original material.
#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

NEW BUSINESS

321 High St

**Application is for the removal of existing shingles and replacement with new Tamko Heritage asphalt shingles in Black Walnut.*

Applicant: Neighborhood Roofing, contractor—not present

Discussion: Prebys: States that there are no can vents on the front of the house.

Stevenson: States that she would like to see if there is an option to put can vents on the back of the house.

Schmiedeke: Clarifies that they are not replacing box vents on the roof face, and that the application states this.

Motion: Prebys (second: Schmiedeke) moves to approve the application for 321 High St for replacing the roof with Black Walnut shingles. The drip edge and flashing are to match the roof in black. The box vents are to be replaced on any side other than the street facing side, and are to be painted black to match the roof.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carries.

DRAFT

501 N Adams St
**Application is for the replacement of concrete steps on the south porch and on the east porch, with the installation of new concrete footings; and for the replacement of the concrete "cap" or slab on the south porch facing Olive Street.*

Applicant: Patrician Homes, LLC. –owner, Patricia Haroune-- present

Discussion: Stevenson: States that the application is for a concrete step replacement on two separate portions.

Patricia: Affirms. States that it also includes replacement of the concrete cap on the Olive St side porch. States that it is deteriorating.

Pettit: Asks if the same rails will be reused.

Patricia: Affirms.

Prebys: Asks if there is anything they need to consider.

Schmiedeke: States that the application doesn't mention the front porch, only the side porch. States the she is unsure how the building department will deal with that.

Stevenson: States that the application only lists replacing the cap on the Olive St side and replacing the concrete steps and footings underneath. States that it doesn't directly call out both sets of steps, and that she may come up against the building department, but they can consider both sets of stairs.

Schmiedeke: Asks if the steps that are in the photo will remain.

Patricia: States that they will not. States that she is replacing them with different steps. States that they are precast and that they are not original to the house.

Stevenson: Asks if the new steps will be precast concrete and will look like the existing.

Patrica: States that they will look similar and affirms that they will be precast concrete.

Prebys: Asks what she means by similar. States that there are different types of precast steps.

Patricia: States that they can take the steps off and reuse them if they are in good shape.

Stevenson: Asks that in terms of their shape, will the new steps have the bull nose top.

DRAFT

Patricia: States that to put the footing underneath, they have to take them all apart.

Stevenson: States that they will want to see spec sheets of what the steps will look like. States that she is getting a vague sense of what they may look like.

Patricia: States that they can use precast steps.

Prebys: States that there are many kinds of precast steps and they would like to know what the new ones are going to look like.

Patricia: States that they can use precast but they don't last as long. States that if she can find steps that look similar she will buy them.

Prebys: Asks what she will do if she can't find steps that look similar.

Patricia: States that she will buy something that is similar. States that they are not that old.

Schmiedeke: States that they look to be in good shape.

Patricia: States that the photos hide the deterioration.

Stevenson: Asks if the whole cap on the Olive St porch will be repoured.

Patricia: Affirms. States that their intention is to make it look as close to what it looks like now.

Stevenson: States that they can include a stipulation in the motion that if for some reason the steps aren't available to look as is, that she must come back and show them spec sheets of what she wants to use. States that these aren't rare and that she should not have a problem finding them, but if she can't she must come back and show them what she is going to use.

Motion: Prebys (second: Schmiedeke) moves approval for the application for 501 N Adams to remove and replace the concrete cap on the Olive St side porch, and for the replacement of the porch steps at the side of the building to be identical in form to the ones that are currently in place.

Secretary of the Interior Standards:

#3 - Do not imitate earlier styles.
#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

100 Market Place

**Application is for the installation of a new stairway and platform at the southwest corner of the building for Fire Department access; also for the installation of wire mesh beneath the platform going around the perimeter of the building.*

DRAFT

Applicant: Cynthia Kochanek, Associate Planner, City of Ypsilanti—present

Discussion: Stevenson: States that they had talked about some of this before as study item.

Kochanek: *shows photos* States that they didn't realize that it was being installed, and when they did realize it they had it paused. States that she could not see the wire mesh from the other side of the tracks. States that they are pausing working because they are planning on clearing out what is behind the mesh in the photos.

Pettit: States that he wondered how you would get access if you need to.

Kochanek: States that they will probably just be clipped and yanked out of the way.

Prebys: States that the safety rail or guard rail for the stair platform seems fine. States that it has been well thought out and looks just fine.

Kochanek: States that they may not be installing the 4" of stone infill behind the wire mesh unless they have to.

Motion: Pettit (second: Prebys) moves to approve for the application for work at 100 Market Place to include the installation of a new, pressure treated wood platform and stair with hand rails on the southwest corner of the Freighthouse as specified in the submitted drawings. It is to be painted to match the existing. Also, work is to include the installation of a wire mesh enclosure below the platform, around the entire perimeter of the Freighthouse. The wire mesh is to be coated in PVC. The installation may or may not include 4" of stone fill below the entire platform if needed. The mesh is to be attached and anchored as shown in the submitted drawings.

Secretary of the Interior Standards:

#2 - Do not destroy original character. Do not remove or alter historic material or features.
#5 - Preserve distinctive features.
#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

101 S Huron St

Applicant: Matthew Craven

Discussion: Applicant was present to discuss replacing 27 windows at the property. The Commission discussed that the existing windows are the original, aluminum windows. Craven discussed the potential of using a fiberglass window, that has no vinyl. The Commission found that the would ideally want to see like materials replaced with like

materials—aluminum for aluminum. The Commission did not want to see a reduction of the glass size.

114 River St
Applicant: Matthew Craven

Discussion: The Commission found that they would very much prefer to see the existing vinyl windows replaced with wooden windows or aluminum clad wooden windows that would be appropriate for the very historic nature of the house. Craven asked if fiberglass windows would be an option for a less historic project. Stevenson stated that they are apprehensive to use fiberglass, especially if it reduces the glass size, and that they prefer to see like-for-like replacement except for when it comes to vinyl. Pettit states that they would need a very compelling case to consider a fiberglass replacement window.

1 S Huron St
Applicant: Cynthia Kochanek

Discussion: Applicant was present to discuss the installation of a metal panel on the parking lot retaining wall behind City Hall to cover a large crack and stabilize the wall. Applicant asked if this is something the Commission would want to see an application for. Some Commissioners thought of it as a repair, however, the final consensus was that since it is something new that was not there before, that it should come before the Commission for review as an Action Item.

ADMINISTRATIVE APPROVALS

228 N River St.

Motion: Prebys (second: Pettit) moves to approve the administrative approval for the installation of a garage door at 228 N River St.

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

Approval: Unanimous. Motion carries.

202 S Huron St

Motion: Pettit (second: Prebys) moves to approve the administrative approval for 202 S Huron St to include roof replacement as identified in the application.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

HDC Application Revisions and Building Department Info Sheet—Second Draft
Discussion: The Commission suggested adding the deadline and the caveat that the all appropriate building department permits are still needed after HDC approval.

DRAFT

Motion: Stevenson (second: Prebys) moves to approve the Historic District application rework as submitted, with the changes that the deadlines will be included at the end of the "To complete this application" section, and that the notification about building department permits is to be added at the end of the application.

New Commissioner Binder

Staff showed the New Commissioner binder to the Commission, who suggested creating a digital copy to be shared with the HDC.

Michigan Places Matter and This Place Matters Campaigns

Staff discussed plans for promoting the Towner House for the Michigan Historic Preservation Network "Michigan Places Matter" and the National Trust for Historic Preservation "This Place Matters" campaigns. Staff asked if the HDC would be interested in partnering with the Towner House Foundation, the Ypsilanti Heritage Foundation, and the Ypsilanti Historical Society to take the promotional photos. The HDC was interested in the group photo and asked Staff to find a date and start planning.

Property Monitoring

429 N Adams St: Staff noticed concrete steps at the front of the property being demolished. The Building Department sent a letter to the property owner notifying them that an HDC permit is required.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 10, 2016

Motion: Prebys (second: Pettit) moves to approve the minutes from May 10, 2016 with the proviso that items brought to the meeting and that are not part of the public record will be added to the meeting minutes so that they are part of the public record.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Prebys) moves to adjourn.

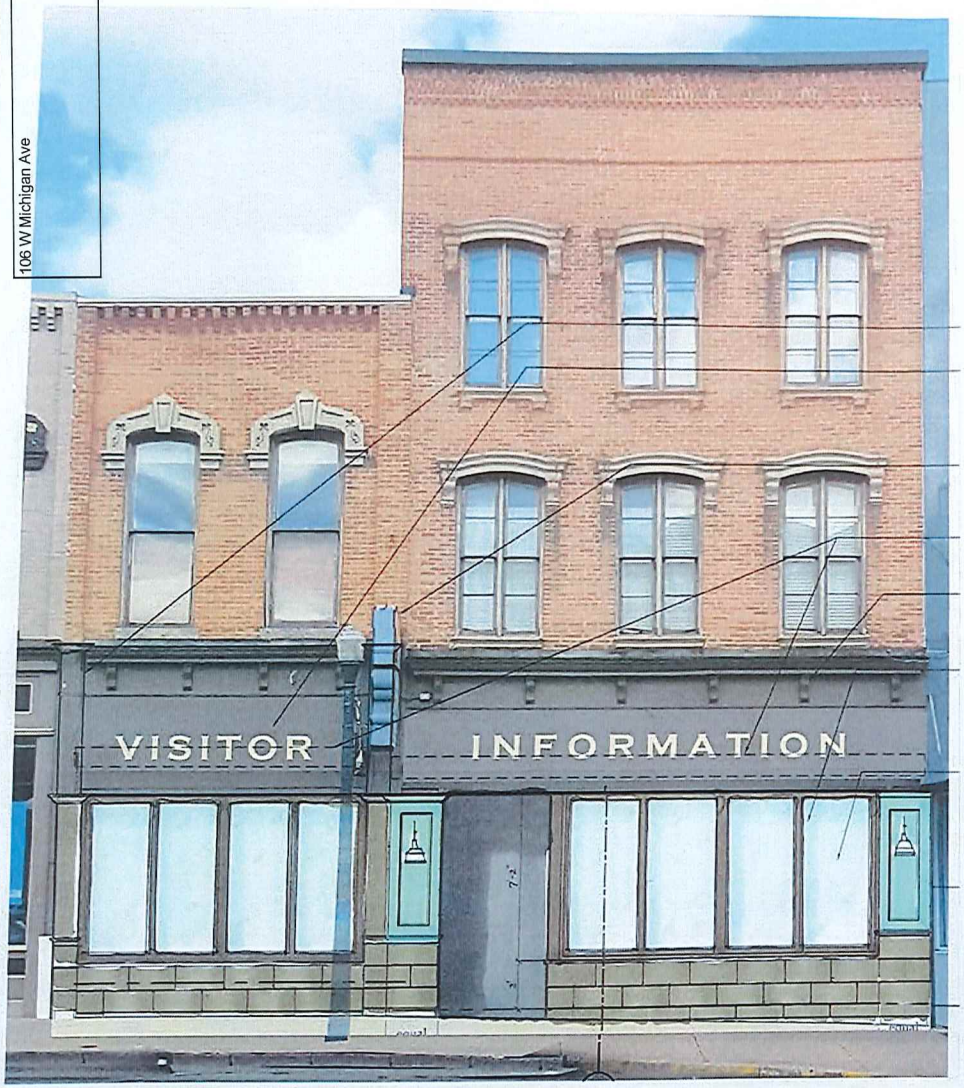
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:11pm

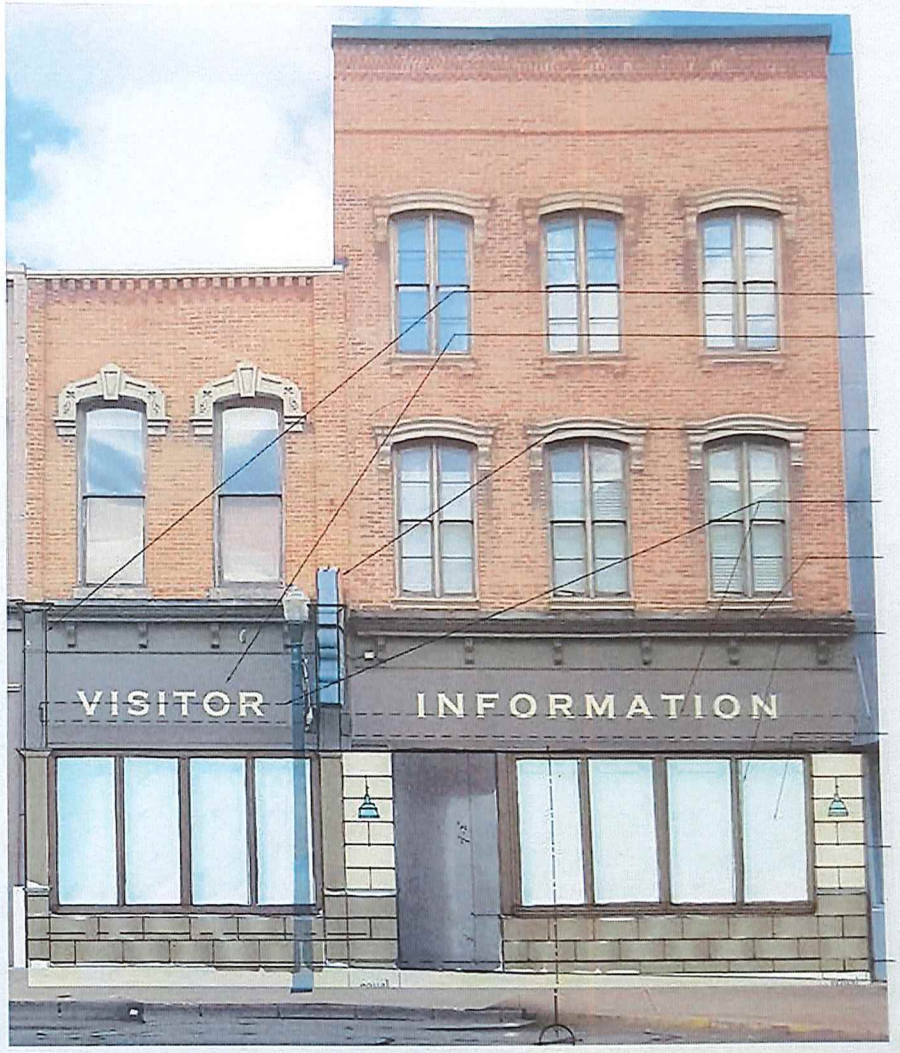
SEE FOLLOWING PAGES FOR MATERIALS RECEIVED AT MAY 24, 2016 HDC MEETING:

DRAFT

106 W Michigan Ave



OPTION 1
-textrued stone tile base
-wood panel columns (painted)



OPTION 2
-textrued stone tile base
-wood panel columns only on smaller building
-polished stone tile columns

106 W Michigan Ave

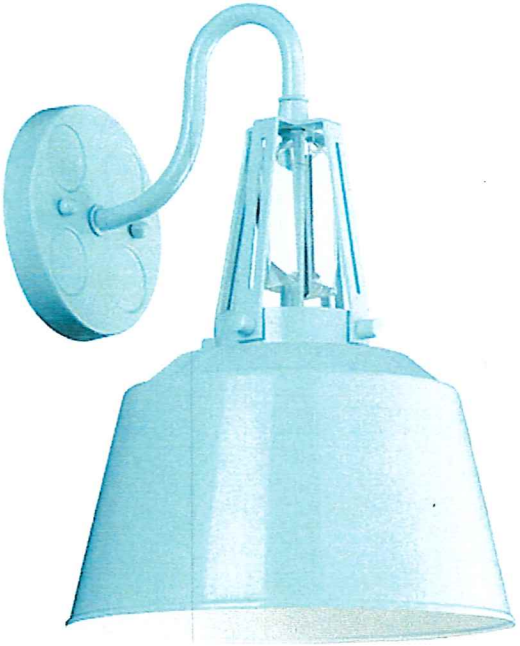
BELLACOR.
Home is a life in progress.

(Bellacor Number: 1542638)

Description:

Freemont Hi Gloss Blue One-Light Outdoor Lantern

@ The Feiss Freemont one light outdoor wall fixture in hi gloss blue creates a warm and inviting welcome presentation for your home's exterior @ Clear crystals included @ Cord Color: Black and White @ Bulb not included @ Back plate Dimension: 5-Inch D x 4.38-Inch Center of outlet box up x 8.88-Inch Center of outlet box down, Round Canopy



Bellacor Number	Dimensions	Bulb/Watt	Weight
1542638	9"W x 13.25"H x 10"Ext	1 - 100 watt A19 bulbs	1.9 Lbs

Finish	Certification	Usage	Brand
Hi Gloss Blue	ETL	Exterior Wet	Feiss

www.bellacor.com
251 1st Avenue N, Suite 600 Minneapolis, MN 55401 Toll Free: 877-723-5522 | Phone: 651-294-2500 | Fax: 651-294-2595

106 Michigan Ave

PAINT- EXSTG WOOD

STOREFRONT

PAINT- UPPER WOODEN PORTION OF COLUMNS

STONE TILE BASE

106 W Michigan Ave

PAINT- EXSTG WOOD

STOREFRONT

COLUMN STONE TILE

COLUMN & STOREFRONT BASE STONE TILE