1. Historic District Commission Regular Meeting Agenda

   Documents:

   HDC JULY 12, 2016 AGENDA.PDF

2. HDC Meeting Packet

   Documents:

   HDC PKT 7-12-16.PDF

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, July 12, 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. 303 N Hamilton	**Porch Work**
2. 311 E Forest St.	**Garage reroof**
3. 212 Ferris St.	**Reroof**
4. 315 N Grove St.	**Reroof**
5. 220 N Huron St.	**Memorial Bench**
6. 309 N Adams St.	**Various projects**
7. 207 E Forest St.	**Reroof**

C. STUDY ITEMS
D. ADMINISTRATIVE APPROVALS—none
E. OTHER BUSINESS

8. Property Monitoring

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

Approval of the minutes of June 28, 2016

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

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

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

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

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Historic District Commission
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III. PUBLIC COMMENTS ON AGENDA ITEMS
IV. PUBLIC HEARING – None

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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: 303 N Hamilton

Date of Review: July 7, 2016

Date of Meeting: July 12, 2016

Proposed work: Porch removal and rebuild

Materials: Azek composite decking

Staff review:

1. Work on the porch has already been completed. Applicant is responding to letters sent from the Building Department mandating HDC approval.
2. Staff spoke with the applicant and informed him that he must apply as an Action Item. The applicant stated that the decking is an Azek composite decking.
3. Staff included a print-out with information on the Azek decking used on the porch.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #5, #6, #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.

#1

RECEIVED
JUN 28 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
303 N. Hamilton St.

Applicant

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

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

Contractor

Contractor Name & Contact Info
J&D Maintenance & Construction, LLC

Type of work

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

Complete Description of Proposed Work:

Remove outdoor carpeting and plywood decking from front porch. Replace it with 1x4 Azek tongue and groove composite decking.

Remove and replace rotted porch railings with 2x4 top rails beveled top edges, 2x2 turned balusters 4" apart, and a bottom rail that is 2x4 with beveled top edges 3" off the porch decking. Paint to match house.

Repair rotted bottoms of the 5x5 posts.

Reuse existing lattice.

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: $35 + _____ =

Signature

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

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:	Date:
Print Name:	

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

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

START DOWNLOAD

3 steps to Fast Maps & Directions
1. Click Start Download
2. Free Access - No Sign up!
3. Get Free Directions & Maps

onlinemapfinder

START DOWNLOAD

3 steps to Fast Maps & Directions
1. Click Start Download
2. Free Access - No Sign up!
3. Get Free Directions & Maps

onlinemapfinder

Google Maps & Street View

View and compare all Google Maps at a glance. Roadmap, Streetview, Satellite and Terrain (physical map based on terrain information).

All four maps are synchronized. Their center and zoom level are bound together so they will always be the same on all maps.

AdChoices ▶ Live Street View ▶ Live Satellite ▶ Google Satellite ▶ Google Maps Earth

Street View availability

If nothing appears in the Street View quadrant, it means that there are no street view panoramas available within 50 meters of that position. Change the location by dragging the marker or the map directly, or enter a new address in the search field at the top of the page.

BARNES & BARNES
303

HDC Work Permit Staff Review

Property address: 311 E Forest St

Date of Review: July 5, 2016

Date of Meeting: July 12, 2016

Proposed work: reroof of garage

Materials: Art-Loc Shingles in Car Brown; metal edging in white; box vent in black

Staff review:

1. Applicant wants to remove and replace the existing shingles on the garage—the new shingles are to match the shingles on the house. Staff spoke with the applicant—there is one box vent that will be replaced.
2. Staff photographed the garage July 7, 2016.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the removal of the existing shingles on the garage roof and their replacement with Art-Loc shingles in color Char Brown. The metal edging is to be white and the existing box vent is to be replaced with a new box vent in black.

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

RECEIVED
JUN 29 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
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: 311 E Forest Ave Ypsilanti

Applicant

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

Name: Ben Sherriff

Address: 627 S Mansfield

City: Ypsilanti | State: Mi | Zip: 48197

Phone / Fax:

E-Mail:

Contractor

Contractor Name & Contact Info: Sherriff Gaslin

Type of work

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

Complete Description of Proposed Work:

Replacing garage Roof.
- Same white metal edging
- Same Black Box vent
- Same Char Brown Art-Loc Shingle as 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:
$2500	$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:
Ben Sherriff	6-29-16
Print Name: Ben Sherriff	

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.

311 E FOREST

HDC Work Permit Staff Review

Property address: 212 Ferris St.

Date of Review: July 5, 2016

Date of Meeting: July 12, 2016

Proposed work: Reroof

Materials: Heritage Laminated Asphalt Tamko Shingles in Rustic Black; white drip edge; black flashings; ice-guard

Staff review:

1. Application is for the removal and replacement of existing shingles with new shingles. Applicant lists the use of a ridge vent. Applicant also states that any damaged rotter board or fascia will be replaced.
2. Staff photographed the property July 7, 2016.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the removal of the existing shingles and their replacement with Heritage Laminated Asphalt Tamko Shingles in Rustic Black. The flashings are to be black and the drip edge is to be white. Any damaged fascia and rotter board will be replaced. A ridge vent and 6′ of ice-guard are to be installed.

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3. Do not imitate earlier styles.

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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 20771 HM #3

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BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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www.cityofypsilanti.com

OFFICE USE ONLY
Date Filed:
Meeting Date: 6/14
Action Item/Study Item
Contributing?

App. due by 6/7

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.
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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address: 212 Ferris

Applicant

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

Name: Cyril Berry Jr

Address: 8545 Moon Rd

City: Saline | State: Mich. | Zip: 48176

Phone / Fax:

E-Mail: Cyril.Berry@Hotmail.Com

Contractor

Contractor Name & Contact Info:

Type of work

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

Last modified 24 May 2016

RECEIVED
JUN 29 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

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:	Permit fee: $35 + _____ = 40.00

Signature

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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: 6-29-16
Print Name:	

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Terraza Construction, LLC 8435 Whittaker Rd, Ypsilanti, MI 48197 bayronterraza@gmail.com (734)323-7943	Date: 6/18/2016	Prepared by: Bayron T.

Proposal submitted to:		Address of proposal:
Name:	Cyril Berry Jr	212 ~~20012~~ Ferris St Ypsilanti, MI
Street:	8545 Moon rd	
City/State:	Saline, MI 48176	
Email:	cyril.berry@hotmail.com	
Phone:	734-7309671	

Proposal includes the following:

Complete tearoff/removal of old shingles and installation of entire roof with HeritageLaminated Asphalt (rustic black) Tamko Shingles

6ft of Iceguard all around the house (3ft) and walls

Installation of 15 pound felt

Installation of ridge vent

Replacement of any rotter board that's damage or worn out ($30 per piece of plywood) or ($2 per ft 1X6 pine board)

Drip edge 1.5 inches (white)

Installation of black counter flashing

Replacement of any rotter facia that's damage or rotted ($4 per ft)

Additional Notes:	**Initial to accept**

Agreements are secured by deposit. The deposit secures pricing of labor and materials for the job, and are non refundable once the job initial date is agreed upon. The balance is due immediately when the job is completed. *Costs upon completion include subtotal and other costs subtracted by deposit.

Subtotal	$	6,500
Deposit	$	4,000
Other		
***Total costs upon completion**	**$**	**2,500.00**

Job proposal includes labor, material costs, clean up of work area, and disposal of waste. Any alterations or deviations from above that include extra cost(s) will be notified, and will only be executed by a written and signed change order.

I hereby acknowledge and agree to the terms and conditions mentioned above.

Owners name: Cyril Berry Jr

Owners Signature: Cyril Berry Date: June 28 2016

212 FERRIS ST.

212 FERRIS ST.

HDC Work Permit Staff Review

Property address: 315 N Grove St.

Date of Review: July 7, 2016
Date of Meeting: July 12, 2016

Proposed work: Reroof

Materials: GAF shingles in Charcoal

Staff review:

1. The reroofing process had already begun when it was brought to the attention of HDC Staff—Staff approached the contractor and informed him that an application was required before they could continue work. The contractor submitted an application on July 5 but did not submit the required materials or information.
2. Staff spoke with a representative at Discount Roofing who stated that the new shingles will be GAF shingles in color Charcoal. The drip edge will be painted black and the flashings will also be black.
3. The contractor stated that they will be replacing the existing box vents with new box vents in black. Staff informed the applicant that the HDC may inquire about alternative venting.
4. Staff photographed the property on July 5.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the tear-off and replacement of existing roofing with GAF shingles in Charcoal. Drip edge and flashings are to be black. Work also to include replacement of existing box vents with new box vents in black.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

#4

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JUL 05 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
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www.cityofypsilanti.com

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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address: 315 N Grove st

Applicant

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

Name: Discount Roofing
Address: 50000 Judd rd
City: Belleville
State: MI
Zip: 48111
Phone / Fax: (7) 787-1690
E-Mail:

Contractor

Contractor Name & Contact Info: Abdul Nimer (734) 787-1690

Type of work

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

Last modified 24 May 2016

Complete Description of Proposed Work:

Tear off old Roof
Install New Roof

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: $35 + 95.00 =

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: 7/5/2016

Print Name: Abdul Nimer

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.

315 N GROVE

315 N GROVE

HDC Work Permit Staff Review

Property address: 309 N Adams St

Date of Review: July 7, 2016

Date of Meeting: July 12, 2016

Proposed work: Reroof of porch area; removal of two small windows to be replaced with one, double-hung window; installation of kitchen and dryer exhaust venting; installation of handrails and guardrails at porch steps; repainting of house and window trim; installation of exterior lighting and security cameras; reversal of swinging storm door

Materials: Flintlastic SA CAP self-adhering bitumen cap sheet for roofing system; double-hung window; Portfolio 10.37 in W Black Outdoor Flush-Mount Light; HY-C VentGuard (7"x7") painted to match house; Deflect-O 4" aluminum dryer vent hood; Defiant 180 Degree White Motion-Sensing Outdoor Security-Light; LeadLock; Benjamin Moore paint in colors Decorators White (PM-3), Brick Red (2084-10), Amherst Gray (HC-167), and Black (PM-9)

Staff review:

1. Applicant attended the last meeting as a study item—the HDC gave him feedback on his various projects.
2. Applicant has included updated plans for creating an egress on the first floor room—he is proposing the removal of two small windows to be replaced with a single, double-hung window to match the window on the other side of the chimney. Staff requested more information about the new double-hung window be provided at the meeting.
3. Applicant has also included images of the original storm windows he plans on restoring and installing.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

4. Applicant has included elevation drawings and images of the proposed roof and railings for the porch.
5. Applicant has included images of proposed light fixtures, PVC mounting system for cameras, venting systems, paint color scheme, and vent coverings.
6. 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:
Work to include the replacement of the flat roof over the front porch with Flintlastic SA CAP self-adhering bitumen cap sheet; the removal of the two small windows on the north side of the property and the installation of one, double-hung window in their place; the installation of aluminum kitchen exhaust vents painted to match the house on the north side of the property; the removal of two blocks in the existing glass block window to be replaced with a dryer exhaust vent and a water-heater vent; the installation of new handrails and guardrails at the porches; repainting of the house as per the color scheme proposed in the application using Benjamin Moore paint in colors Decorators White (PM-3), Brick Red (2084-10), Amherst Gray (HC-167), and Black (PM-9); the installation of security cameras using a PVC mounting system painted to match the house; the installation of security lights; the installation of new overhead lighting on the porch; the installation of a new porch roof at the north side and south side porches; and the reversal of the swinging storm door direction.

Rec 20792

#5

RECEIVED
JUL 05 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
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: 309 North Adams St.

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 St.		
City: Ann Arbor	State: MI	Zip: 48108
Phone / Fax: 734-531-8850 734-975-6269	E-Mail: S3BProperties@gmail.com	

Contractor

Contractor Name & Contact Info

Type of work

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

Complete Description of Proposed Work:

1. Replace leaking front porch roof with self adhered roof membrane. Color to match existing black mop on tar. See Attachment A and B and M
2. Replace gutters, white color
~~3. Replace front porch picture window with double hung wood operable window. Keep transom window. See Attachment A and B~~
3. Replace two small windows with a single wood double hung operable window of appropriate size for egress, similar to other windows on that elevation, See Attachment C.
4. Add kitchen exhaust vents to walls (4 total), See Attachments C, D and E.
5. Add dryer vent and water heater vent to existing basement glass block windows in NE corner of house. See Attachment B.
6. Add handrails and guardrails for stairs and porches. See Attachment D and F.
7. Repaint house with lead encasement paint. Color to match existing. white window trim. NO SCRAPING, SANDING OR POWERWASHING.
8. Add exterior lighting, use PVC surface mounted boxes and conduit so it can be removed, if desired. See Attachment D and E.
9. Add security cameras. Use PVC surface mounted boxes and conduit so it can be removed, if desired, see attachment A, B, D, E, F
10. Reverse swing of storm door. See Attachment F.

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

For windows see Attachment H. There will be screens. Reuse existing sashes and storm windows.
For paint and primer material see Attachments I and J, when dry, it looks identical to paint. See 125 College Place porch for reference. See attachment P
For dryer vent and water heater vent see Attachment K.
For lighting and camera conduit see Attachment L. For cameras see Attachment Q
White paint trim is Benjamin Moore Decorator's white. All other colors same as existing colors. See Attachments N and O.

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 Only~~	Permit fee: $35 + 15 = $50.00

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: ~~8/21/16~~ 7/5/16
Print Name: Barry Levin	

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.

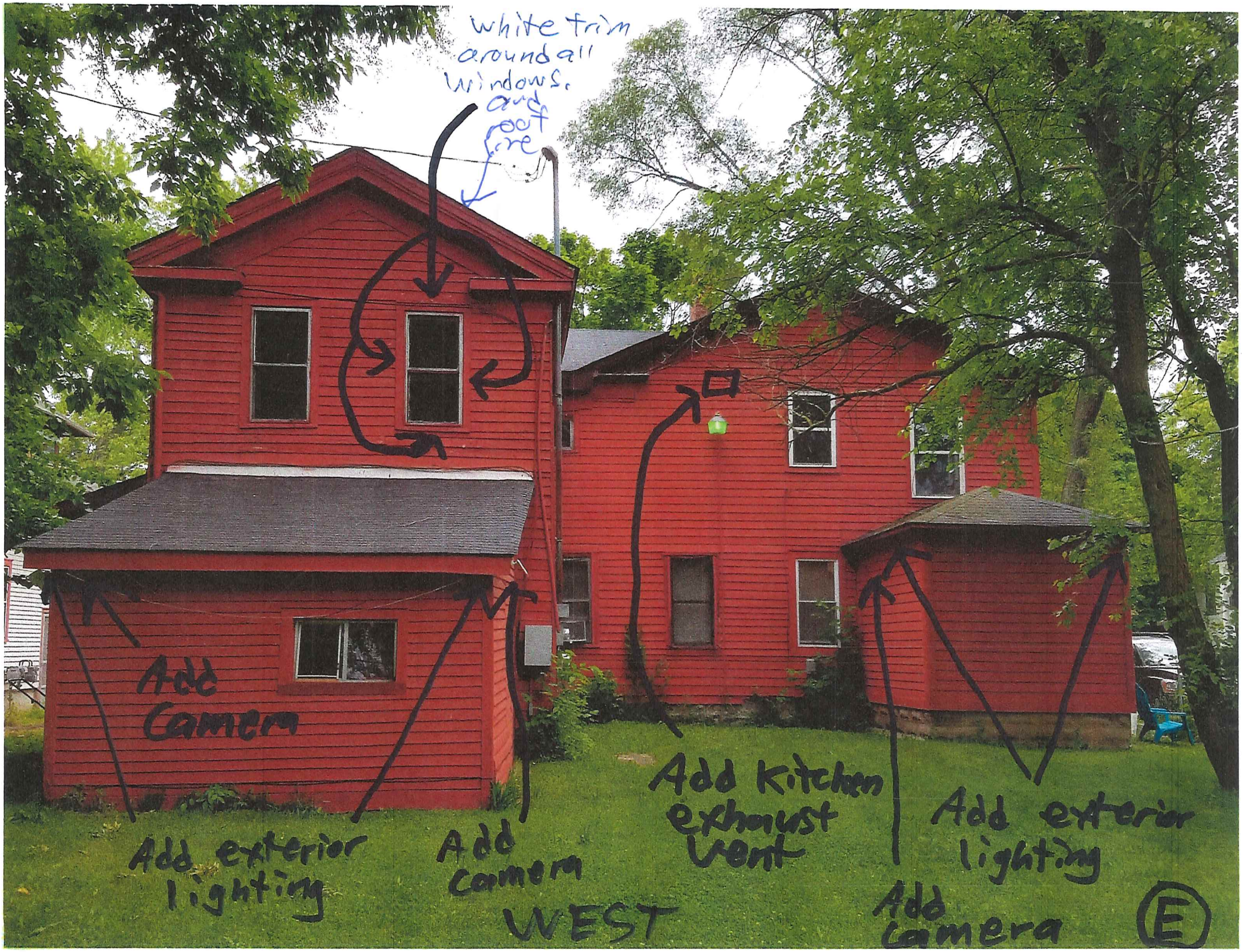
All other necessary Building Permits must be acquired before beginning work.

Repair / replace existing gutters and facia boards
Replace Porch roof
[redacted]
Add Camera
EAST (A)

replace porch roof
~~Replace picture window with double hung wood operable window. Keep transom.~~
Add camera
Add Camera
Repair/ replace existing gutters and fac'n boards
Add dryer vent and water heater vent through glass block for basement
EAST

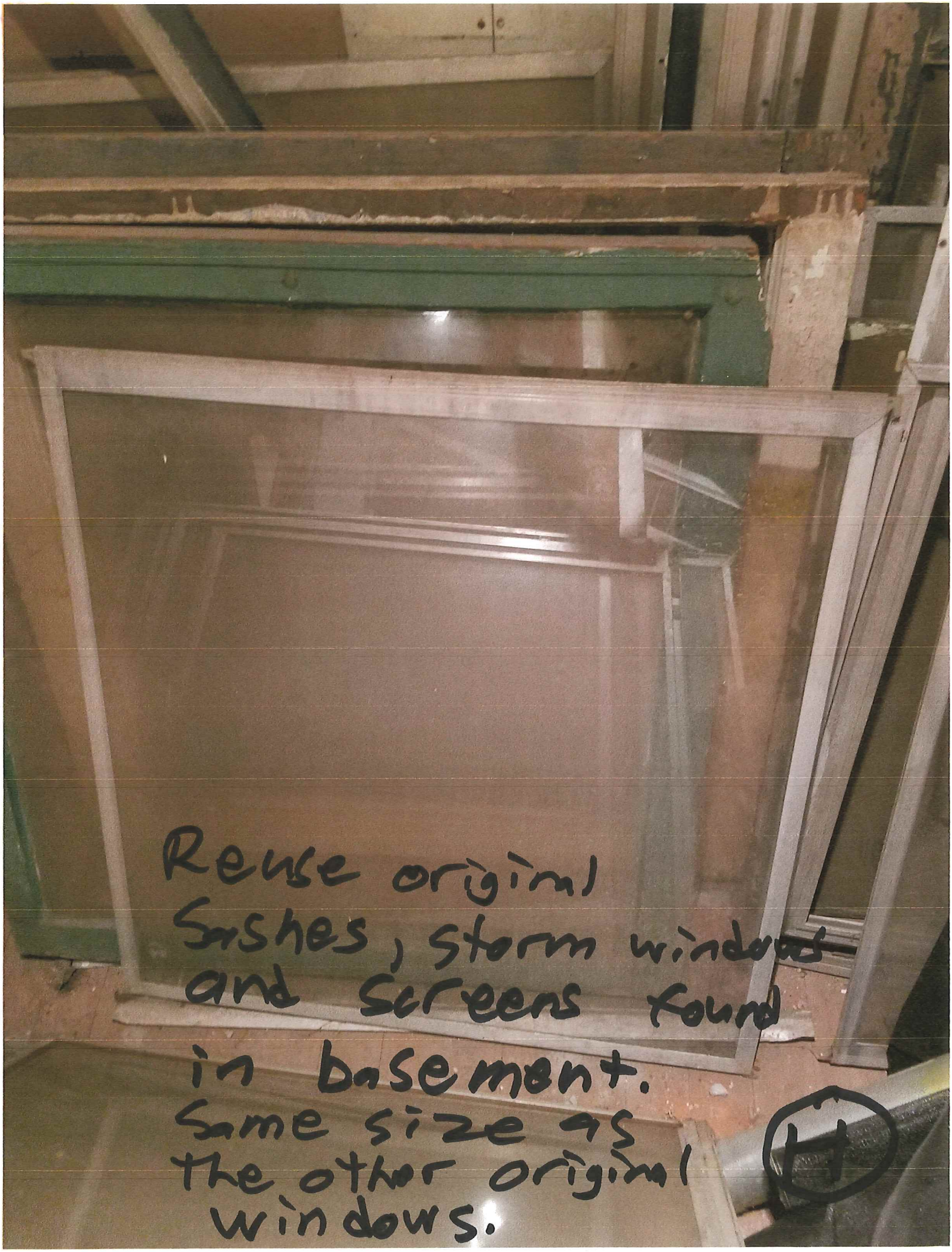
Remove ivy
Replace 2 small windows with larger double hung wood windows similar to
using original materials
Add kitchen exhaust vents
NORTH
C

White trim around all windows and doors and roof line
Add PORCH ROOF
Add handrail/ guard rail wood
Add lighting
Add kitchen exhaust vent
Add canopy
remove metal rail
SOUTH


white trim around all windows. and roof line
Add Camera
Add exterior lighting
Add camera
WEST
Add kitchen exhaust vent
Add camera
Add exterior lighting
E

Reverse Storm door swing
Add porch roof
Add Handrails and guard rails
Add Connect
NORTH
F

Gray stairs, floor door and ceiling
White trim around windows (all).
white posts.
EAST
G


Reuse original
Sashes, storm windows
and screens found
in basement.
Same size as
the other original
windows.
H

THE ULTIMATE BASEMENT WATERPROOFING
WARNING

Looks like regular paint when dry.

LeadLock™

Environmentally Advanced Solutions

1. PRODUCT NAME

LeadLock™

2. MANUFACTURER

GLOBAL Encasement, Inc.
701 E. Santa Clara St., Ventura, CA 93001 USA
Phone: (800) 266-3982 / Fax: (800) 520-3291
www.encasement.com

3. PRODUCT DESCRIPTION

LeadLock™ is a high performance, water-based, acrylic, non-toxic, zero VOC super compliant architectural green coating that is tough, abuse-, rust-, mildew-, fire- and chemical-resistant and forms a waterproofing membrane. Its moisture vapor transmission qualities make it perfect for historic preservation and can be custom tinted almost any color. It can be applied over **PrepLESS Primer™** to form a GLOBAL Encasement, Inc. System.

LeadLock™ is excellent for interior or exterior use and is suitable for application over walls, ceilings, trim, ducts, pipes, roofing and siding, windowsills, frames and trim, porch railings, posts, overhangs and fences. It securely seals and encases materials on wood, plaster, stucco, masonry, concrete, structural steel, transite, shingles, built-up roofing, and fiberglass or ceramic fiber.

LeadLock™ GREEN Features:

- Class A Fire Rated
- Extremely Tough, Durable and Flexible
- Mildew and Mold Resistant
- Can be Custom Tinted Almost any Color
- Waterproof
- Flexible
- Zero VOCs (Volatile Organic Content)

4. TECHNICAL DATA AND PROPERTIES

Solids by weight:	66% (+/- 2%)
Solids by volume:	52% (+/- 2%)
Weight per gallon:	11.85 lbs
VOC:	Zero
Liquid appearance:	Bright white with mild scent
Viscosity:	110 +/- 10 KU
Drying time:	To Touch: 1-4 hours Recoat After Dry To Touch: 2-8 hours Full Cure: 10-14 days

LeadLock™ is a DL Labs Certified 20 Year Lead Encapsulant approved for use in all U.S. States and Territories and has passed Independent Testing by third party accredited laboratories, including **ASTM E-1795**, the Standard for Liquid Coating Encapsulation Products for Leaded Paint in Buildings.

D.L. Laboratories Toxicological Report states: "There is no toxicological basis for limiting occupancy of a dwelling unit, or restricting entry of any resident including pregnant women and children under six years of age, to dwelling units during the application of your encapsulant."

This product more than conforms to the minimum VOC requirements set forth by the SCAQMD (Southern California Air Quality Management District) and is considered a super compliant architectural zero VOC green coating.

5. PRODUCT INSTALLATION

- **LeadLock™** is ready to use.
- DO NOT DILUTE. PROTECT FROM FREEZING.
- Apply by brush or roller, or airless sprayer.
- All surfaces must be clean, dry, and free of mold, mildew, chalking, dirt, grease, oil, or other contaminants that would interfere with proper adhesion.
- Best applied in temperatures between 50ºF and 100ºF.
- Dries in 2-8 hours. Cool temperatures and high humidity can affect dry and cure time.
- Follow manufacturer's application guidelines.
- Easy to use and clean up is with water.

COVERAGE:

LeadLock™ coverage rate on a flat surface is:
Interior System = 7 mil DFT @ 137 sq. ft./gallon
Exterior System = 14 mil DFT @ 68 sq. ft./gallon
*DFT: Dry Film Thickness

Product	Wet Mils	Dry Mils
LeadLock™	14	7
	27	14

Coverage varies depending upon the porosity and texture of the surface being encased.

Spray Application: Use self-cleaning reversible spray tip size .019-.035 (.021 is most often used).

Brush: Use any nylon bristle brushes.
Roller: Use a ¾ inch nap.

6. AVAILABILITY AND COST

Call GLOBAL Encasement, Inc. at 800-266-3982 for pricing and availability.

7. WARRANTY

GLOBAL Encasement, Inc. can warrant for a period of up to twenty (20) years from the date of purchase that **LeadLock™** is free of any defects in manufacturing. The Limited Warranty herein described shall be in lieu of any other warranty, expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose.

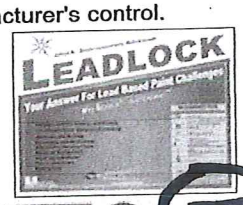
GLOBAL Encasement, Inc.'s sole liability under this Limited Warranty shall be, at its option, to replace any portion of the product proven to be defective in manufacture.

Any defects discovered must be reported to GLOBAL Encasement, Inc. within the Limited Warranty period, and no later than 30 days after discovery.

This Limited Warranty does not extend to liability for any damages due to abuse by occupants, improper maintenance, water damage, or any other causes beyond anticipated conditions and the manufacturer's control.

Why Replace? – Just Encase!

GLOBAL Encasement, Inc.



Updated: Aug 2015

World-Class Solutions for Better Building Environments

GSA Worldwide Service Contract #GS06F0010J · CA · NESHAP · non Toxic · ETV · UL

I

LVO Paint scraping, sanding or power washing.

Prep-LESS Primer™

Environmentally Advanced Solutions

1. PRODUCT NAME

The Original **PrepLESS Primer™**

2. MANUFACTURER

GLOBAL Encasement, Inc.
701 E. Santa Clara St.
Ventura, CA 93001 USA
Phone: (800) 266-3982
Fax: (800) 520-3291
www.encasement.com

3. PRODUCT DESCRIPTION

PrepLESS Primer™ is a clear water-based, non-toxic, flexible, zero VOC, super compliant architectural green coating primer-sealer-neutralizer that acts as a stabilizer for building surfaces that can be only marginally cleaned and where tenacious adhesion is needed. It applies milky white and dries clear, leaving a tacky finish ready to receive any of GLOBAL Encasement, Inc.'s topcoats, including **LeadLock™**, **Moldon't™**, **AsbestoSafe®**, **Your Last Coat™**, **RoofCoat™** or **Clear Coat™**.

PrepLESS Primer™ Features:

- Class A Fire Rated
- Less Prep. Less Mess
- Zero Volatile Organic Content (VOC)
- Excellent for interior or exterior use
- Easy to use
- Waterproof
- Flexible
- Re-attaches loose, peeling, flaking paint

PrepLESS Primer™ can be applied over Lead-Based Paint (LBP), Asbestos Containing Materials (ACM), and surfaces that are difficult to adhere to, such as cracked and painted plaster, concrete, masonry, stucco, fiberglass, vermiculite, ceramic fiber. It is excellent for interior and exterior walls, ceilings, trim, wallboard, sheet rock, ducts, pipes, roofing, all non-friction surfaces, treated or untreated wood, stone and metal.
It is also excellent for making surface repairs. To bridge large cracks or patch holes, use **PrepLESS Primer™** with **Globe Caulk ™** or **GEI Fabric** reinforcement.

4. TECHNICAL DATA

Solids by volume:	48.4% (+/- 2%)
Weight per gallon:	8.67 lbs
VOC:	Zero
Liquid appearance:	Milky white
Drying time:	To Touch: 1-4 Hours
	Recoat After Dry To Touch: 2-8 Hours
	Full Cure: 10-14 Days
Clean up:	Warm, soapy water

PrepLESS Primer™ has an elongation of 4000% at 70°F; superior low temperature flexibility; 9,995 lbs/sf of adhesion strength; has passed ASTM E-84, E-162, ASTM E-119 testing over fireproofing insulation.
This zero VOC product more than conforms to the minimum VOC requirements set forth by the SCAQMD (Southern California Air Quality Management District) and is considered a super compliant architectural zero VOC green coating.

5. PRODUCT INSTALLATION

- **PrepLESS Primer™** is ready to use.
- PROTECT FROM FREEZING.
- Apply by brush or roller, or airless sprayer.
- All surfaces must be clean, dry, and free of mold, mildew, chalking, dirt, grease, oil, or other contaminants that would interfere with proper adhesion.
- Apply in temperatures between 50ºF and 100ºF.
- Cool temperatures and high humidity can affect dry and cure time.
- Follow manufacturer's application guidelines.
- Easy to use and clean up is with water.

COVERAGE:

PrepLESS Primer ™ may be brushed, rolled or spray applied.
The coverage varies depending on porosity, mil thickness, and texture of the surface being encased.

Calculated coverage rates on a flat surface are as follows:

= 6 mil DFT @ 120 sq. ft./gallon
= 7 mil DFT @ 102 sq. ft./gallon
= 8 mil DFT @ 90 sq. ft./gallon
= 9 mil DFT @ 80 sq. ft./gallon
= 10 mil DFT @ 72 sq. ft./gallon
= 11 mil DFT @ 65 sq. ft./gallon
= 12 mil DFT @ 60 sq. ft./gallon

Spray Application: Use self-cleaning reversible spray tip size .017-.025 (.019 is most often used).
Brush: Use any nylon bristle brushes.
Roller: Use a ¾ inch nap.

6. AVAILABILITY AND COST

Call GLOBAL Encasement, Inc. at 800-266-3982 for pricing and availability.

7. WARRANTY

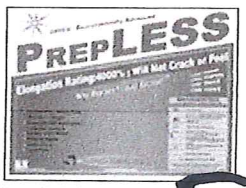
GLOBAL Encasement, Inc. can warrant for a period of up to twenty (20) years from the date of purchase that **PrepLESS Primer™** is free of any defects in manufacturing. The Limited Warranty herein described shall be in lieu of any other warranty, expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose.

GLOBAL Encasement, Inc.'s sole liability under this Limited Warranty shall be, at its option, to replace any portion of the product proven to be defective in manufacture.

Any defects discovered must be reported to GLOBAL Encasement, Inc. within the Limited Warranty period, and no later than 30 days after discovery.

This Limited Warranty does not extend to liability for any damages due to abuse by occupants, improper maintenance, water damage, or any other causes beyond anticipated conditions and the manufacturer's control.

Why Replace? – Just Encase!



Updated: Aug 2015

GLOBAL Encasement, Inc.

World-Class Solutions for Better Building Environments

GSA Worldwide Service Contract #GS06F0010J CA NESHAP non Toxic ETV UL

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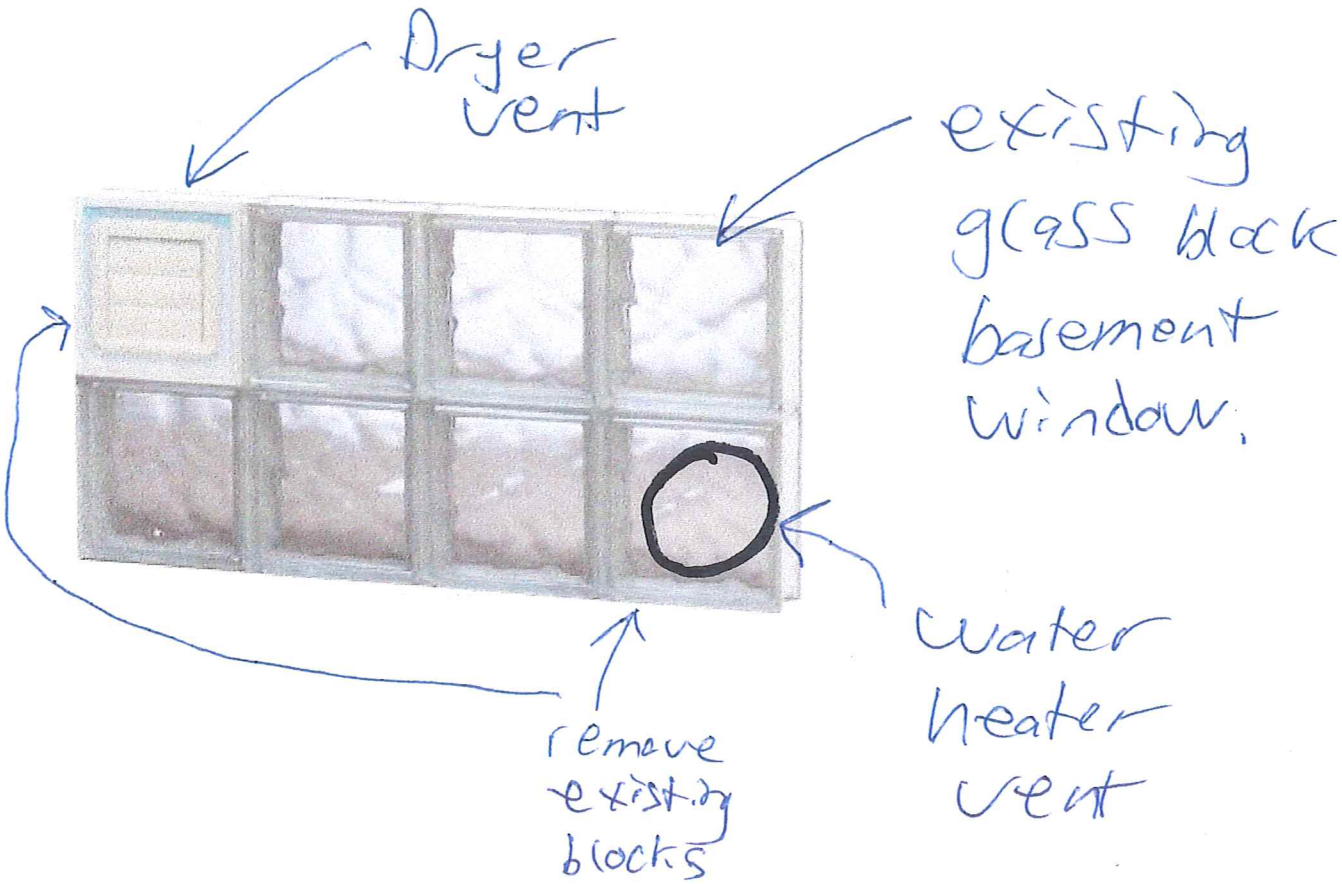

For North Side, northeast corner.

K

All camera and exterior lighting to use Surface mounted PVC boxes and conduit that are easily removeable. They can also be painted to match the house colors.

Paint to match red house body color D.

L

CertainTeed SAINT-GOBAIN Commercial Roofing

Technical Product Data

LEARN MORE AT energystar.gov

FLINTLASTIC® SA CAP

SELF-ADHERING SBS MODIFIED BITUMEN CAP SHEET FOR SA ROOF SYSTEMS

Product Information

Product Use: Flintlastic® SA Cap is designed for use as a cap membrane in multi-ply self-adhered systems. It is suitable for use in the construction of various roof membrane assemblies over a variety of substrates. It is intended for use over Flintlastic® SA NailBase, Flintlastic® SA PlyBase or Flintlastic® SA MidPly.

Product Composition and Features: Flintlastic SA Cap is manufactured using a high performance, stress-resistant polyester mat impregnated and coated with a superior grade of modified bitumen compound. It is surfaced on the bottom with a removable release film and on the top with mineral granules. The combination mat provides excellent tear and puncture resistance.

Roll Dimensions:	39⅜" x 32' 11"
Nominal Coverage:	One square
Approximate Weight:	95 lbs.
Top Surface:	Mineral granules
Back Surface:	Removable release film
Packaging:	Individual cartons (20 rolls per pallet)

Applicable Standards: Meets ASTM D6164, Grade G, Type I, D7505 and CGSB 37 GP-56M Type 1a, Class A, Grade 1, ICC-ES (ESR-1388), Miami-Dade, Florida Buildng Code Statewide Approval (FL 2533 and FL 16709) and Texas Department of Insurance (RC-47). Flintlastic SA Cap White is an approved ENERGY STAR® product for slopes greater than 2"/12". Initial Solar Reflectance: 0.27; Aged Solar Reflectance: 0.24; Thermal Emittance: 0.89. Flintlastic SA Cap White is also listed by the Cool Roof Rating Council (CRRC). The CRRC product code ID is 0668-0018.

CRRC COOL ROOF RATING COUNCIL ®

Technical Data

Modified Bitumen Coating: Non-oxidized (flux) asphalt, blended with elastomeric styrene-butadiene-styrene (SBS) polymer.

Support Mat: High performance, stress-resistant polyester mat.

Test Description	***Test Method***	***Results****
Solar Reflectance Index (SRI):	ASTM E1980	28.0
Tensile Strength:	ASTM D5147	
	@ 73.4 +/- 3.6°F MD/XD	80/55 lbs./in.
	@ 0 +/- 3.6°F MD/XD	115/90 lbs./in.
Elongation:	ASTM D5147	
	@ 73.4 +/- 3.6°F MD/XD	60%/65%
	@ 0 +/- 3.6°F MD/XD	40%/40%
Dimensional Stability:	ASTM D5147	0.5%
Low Temperature Flex:	ASTM D5147	Pass @ 0°F
Thickness:	ASTM D5147	4.0 mm (160 mils)
Tear Strength:	@ 73.4 +/- 3.6°F MD/XD	110/80 lbs.

***NOTE: Published results are nominal production values confirmed by independent laboratory testing.**

Black Color

NO heat applied.

M

MADE IN U.S.A.

Product Application

Installation: Apply to Flintlastic SA NailBase, Flintlastic PlyBase and/or Flintlastic SA MidPly working with lengths of membrane appropriate for proper handling and the same installation procedure as described for Flintlastic SA MidPly. Overlap side laps 3" and end laps 6". Selvage edge with release strip is provided on Flintlastic SA Cap; position roll with selvage edge at the high side of the roof. Once the first cap sheet membrane length is in place, remove the top side lap to release film before overlapping the second length of Flintlastic SA Cap. Stagger side laps of Flintlastic SA Cap a minimum of 18" from those of the underlying Flintlastic SA MidPly and be certain end laps also are staggered minimum 36". At end laps (or any overlap onto mineral surface), use trowel grade FlintBond® modified bitumen adhesive uniformly in a 1/16" to 1/8" layer wherever an overlap exists to ensure an adequate bond. Cut opposing corners of end laps diagonally to avoid "T" seam joints. Use a heavy, weighted roller to smooth and secure the membrane.

Deck Preparation: CertainTeed recommends the use of Flintlastic SA NailBase in conjunction with all self-adhering membrane roof installations on nailable substrates. Non-nailable roof decks may receive direct application of Flintlastic SA PlyBase or Flintlastic SA MidPly followed by Flintlastic SA Cap, provided the deck is thoroughly primed using FlintPrime® SA. It should be noted that without the use of a nailable base sheet, the membrane may be difficult to remove if removal is ever warranted and certain UL listings for the product may not apply.

Precautions: Flintlastic SA Cap must be applied as part of a self-adhered system. It is not intended for use with hot asphalt, cold adhesives or torch-down applications. Roof decks must be structurally sound, dry and smooth, and meet or exceed minimum requirements of the deck manufacturer, local code and CertainTeed. Don't attempt application if ice, snow, moisture or dew is present. Surface to be bonded to must be clean, dry and free from any dust or deterrent to adhesion. Ambient temperature must be 50°F or above. Don't attempt installation on roofs without adequate slope and drainage. Additional specifications and precautions are contained in the CertainTeed Commercial Roof Systems Specifications.

Storage and Handling

Flintlastic SA rolls must be stored above ground indoors and protected from the elements. Rolls that are improperly stored or have been on hand for prolonged periods of time may lose their tack.Do not attempt to install rolls that do not exhibit an adequate bond.

Warranties

CertainTeed offers Limited (product only) and No Dollar Limit (NDL, product and workmanship) warranties. Warranty type and duration is dependent on roof system configuration and contractor selection. Only CertainTeed Gold and Silver Star Contractors are eligible to apply for NDL warranties on specific roof projects. For more information, see CertainTeed Commercial Roof Systems Specifications or contact Commercial Roofing Technical Services.

Technical Assistance and Services

CertainTeed provides technical assistance in the design, selection, specification and application guidelines for all CertainTeed Commercial Systems. Architectural and field representatives are available for consultation within each region. For more information, contact CertainTeed Commercial Roofing Technical Services at 800-396-8134 x2.

ASK ABOUT ALL OF OUR OTHER CERTAINTEED® PRODUCTS AND SYSTEMS:

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE
GYPSUM • CEILINGS • INSULATION

CertainTeed Corporation
20 Moores Road
Malvern, PA 19355

Professional: 800-233-8990
Consumer: 800-782-8777

www.certainteed.com http://blog.certainteed.com

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Code No. COMM-169

SAINT-GOBAIN

N

BENJAMIN MOORE®
COLOR PREVIEW®

PM

PM-3

decorators white

PM-2

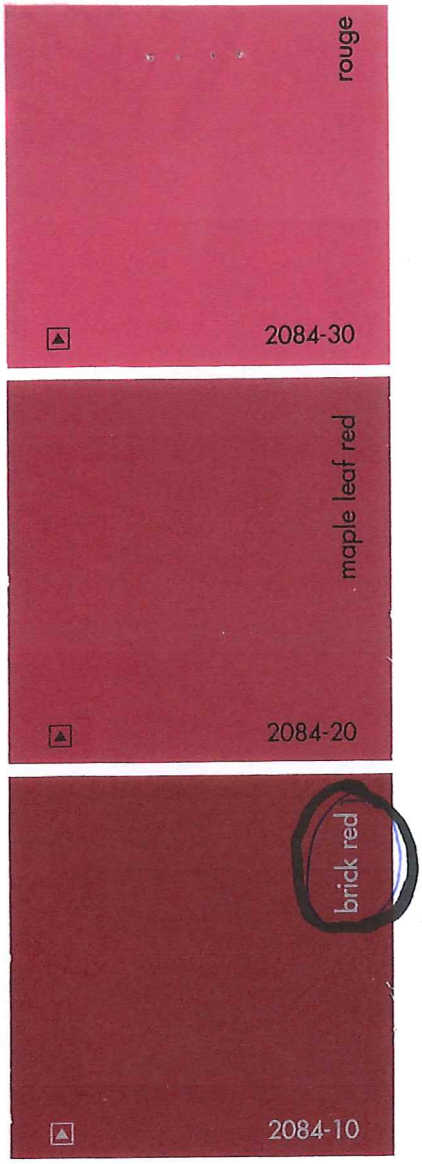
white

PM-1

super white

COLOR 4

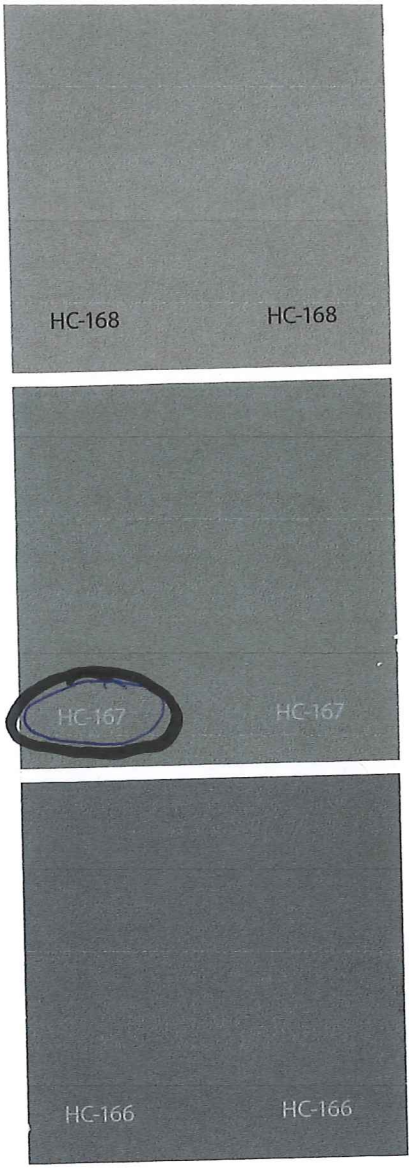
N



BENJAMIN MOORE® COLOR PREVIEW® 2084

Brick Red

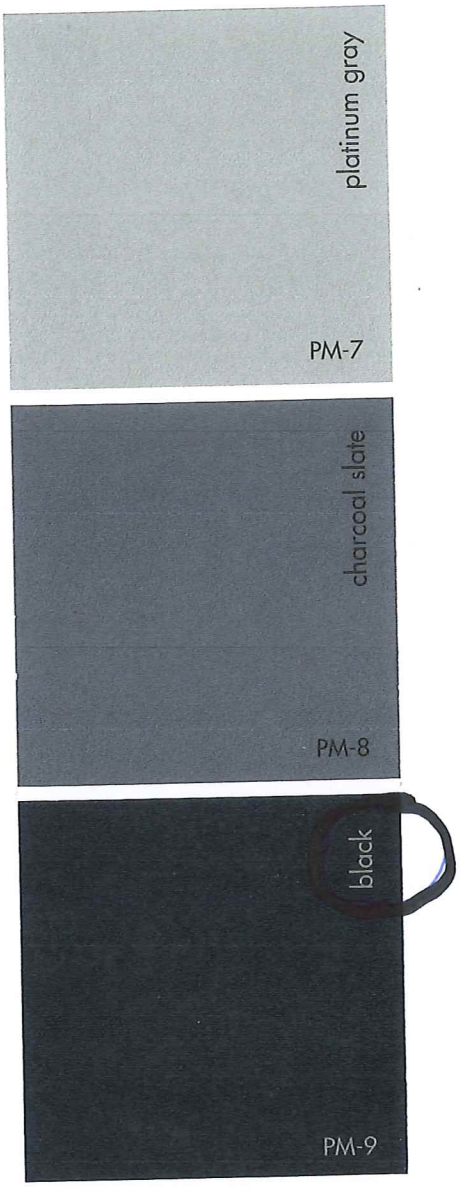
Color D



HC Benjamin Moore HC

Amherst Gray

Color C



BENJAMIN MOORE® COLOR PREVIEW® PM

Black

Color B

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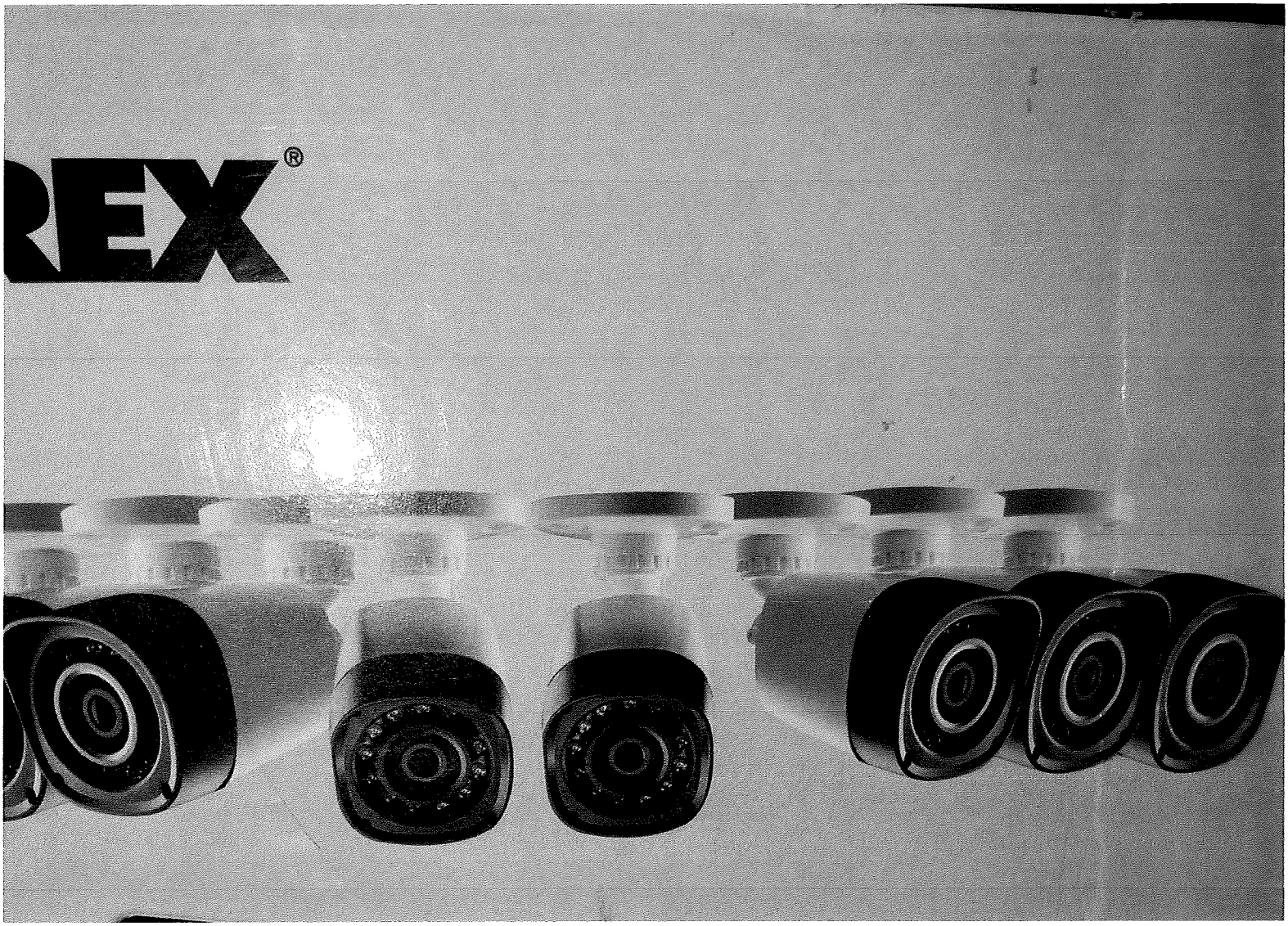

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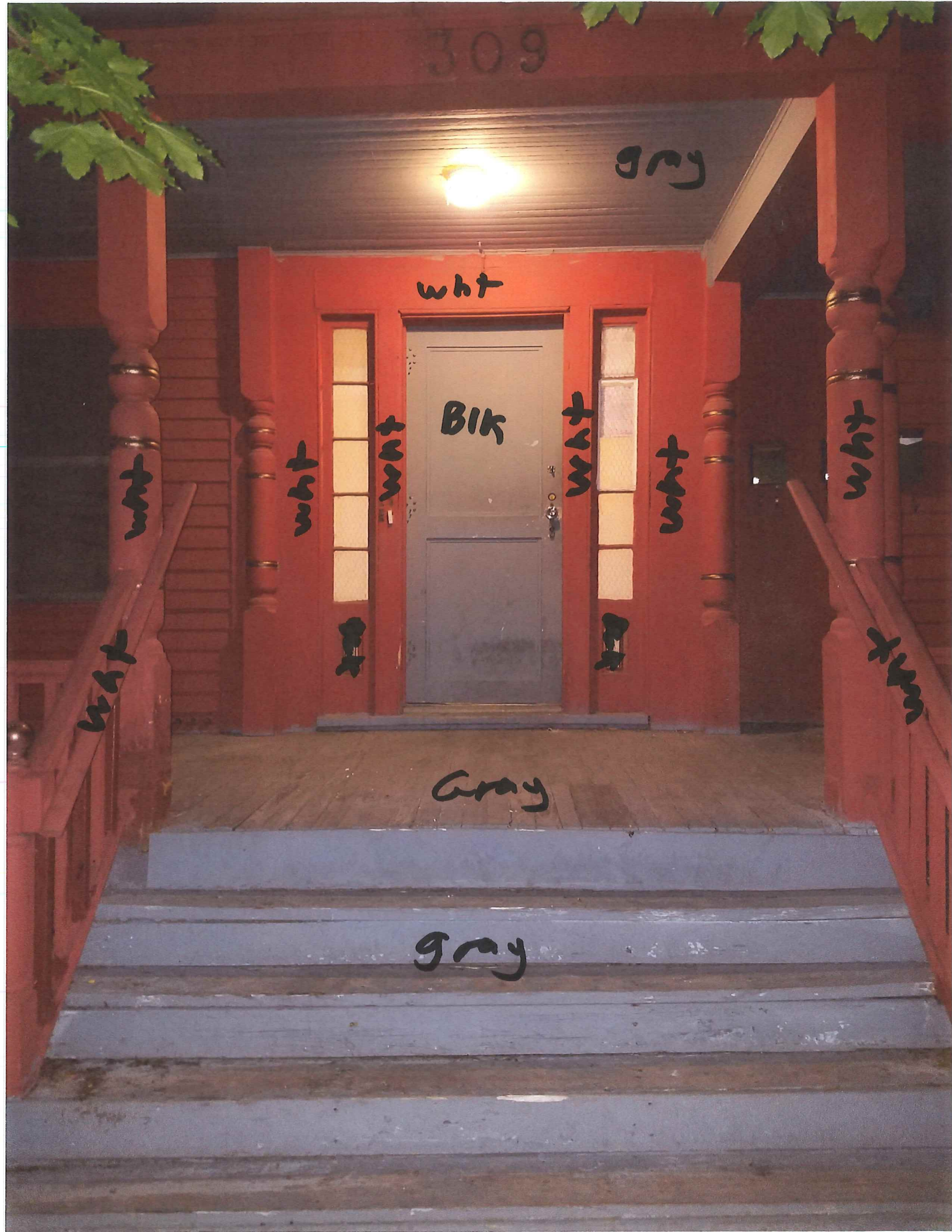
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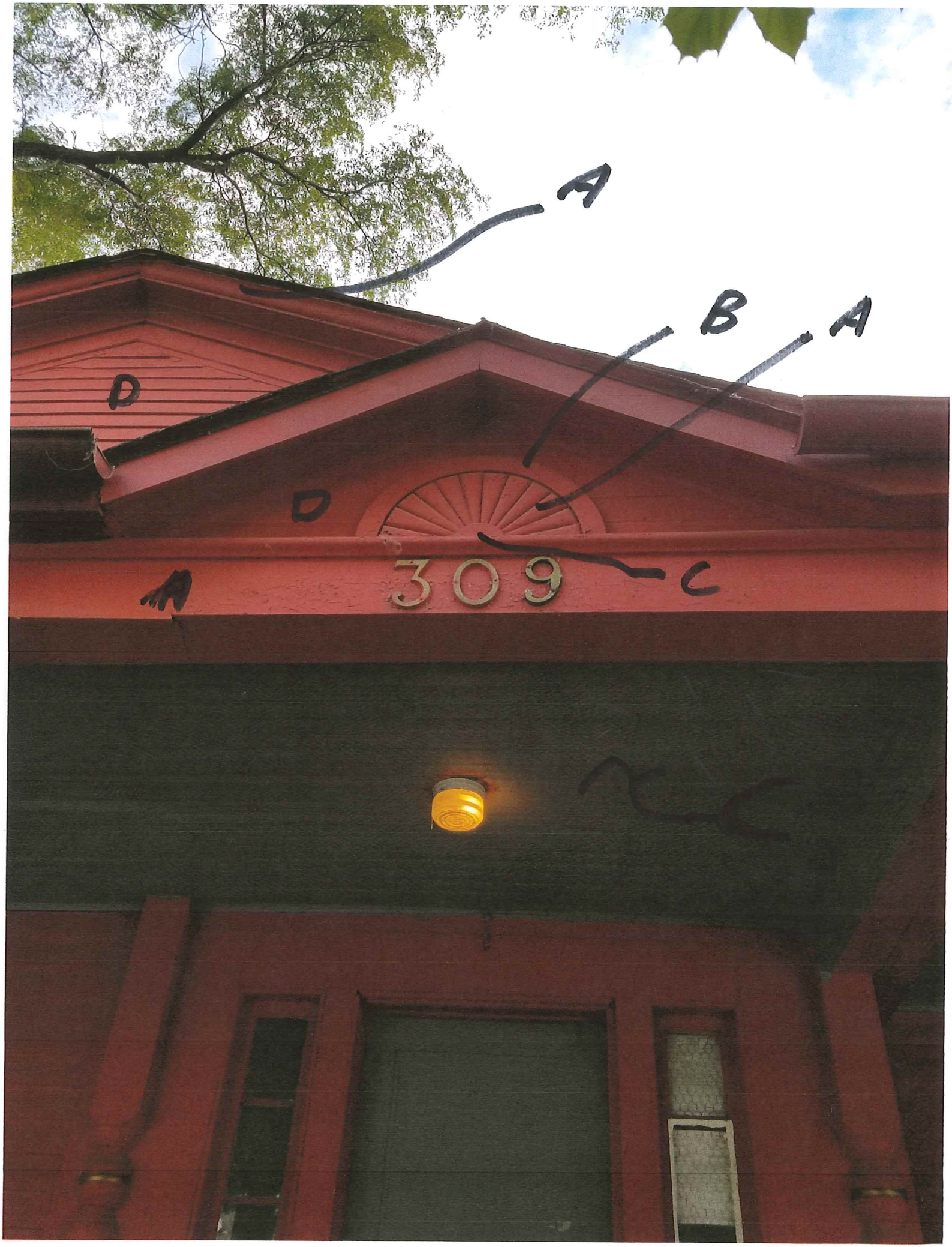
A
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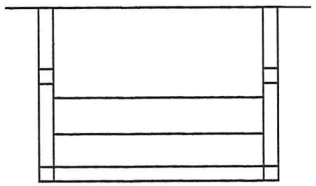
309
C

windows are the same size

new window uses existing material found in basement

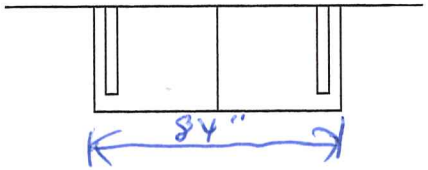
PROPOSED NORTH ELEVATION
309 NORTH ADAMS STREET

EXISTING NORTH ELEVATION
309 NORTH ADAMS STREET



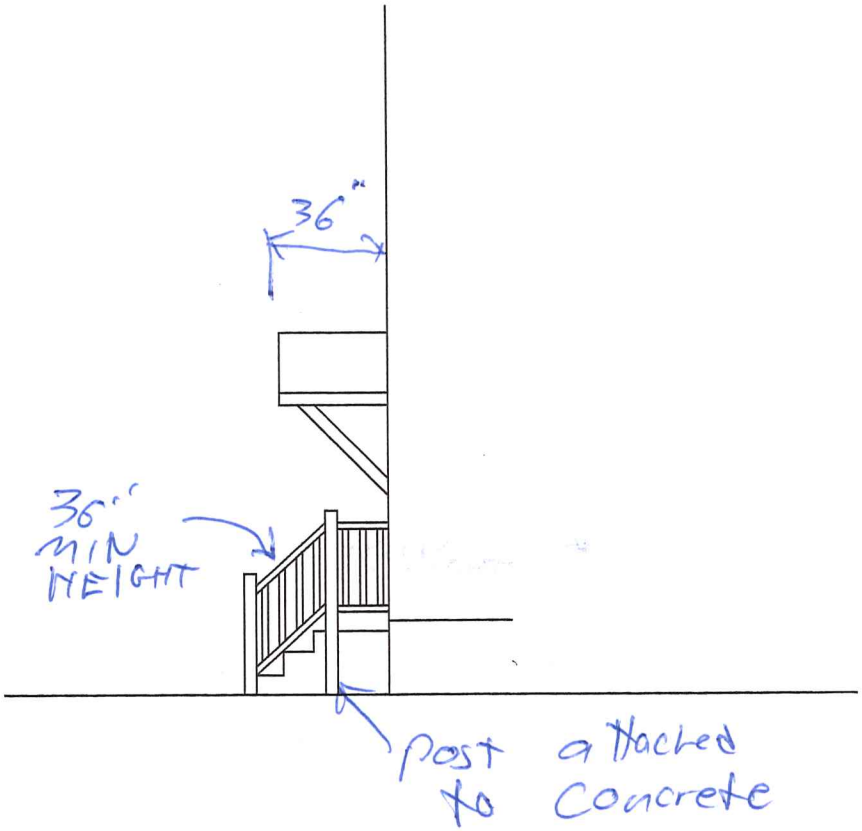
PROPOSED PORCH PLAN
309 NORTH ADAMS STREET

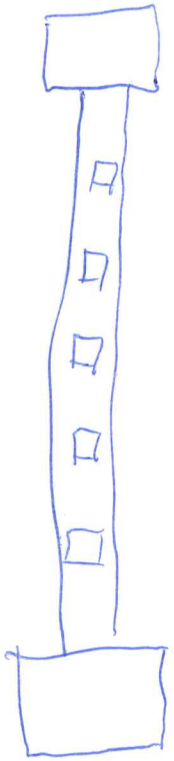
NORTH AND SOUTH SIDES



PROPOSED PORCH ROOF PLAN
309 NORTH ADAMS STREET

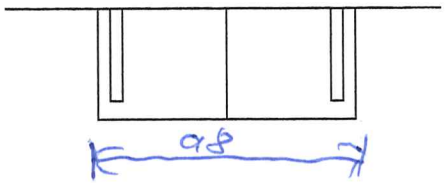
NORTH ~~S~~ SIDE





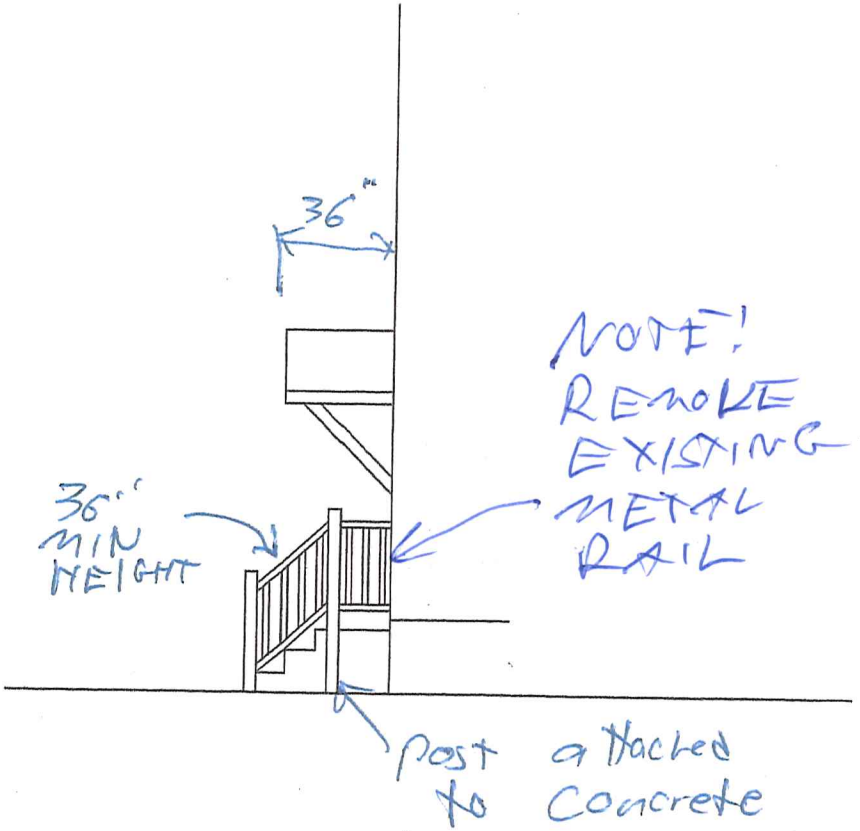
PROPOSED NORTH SECTION
309 NORTH ADAMS STREET

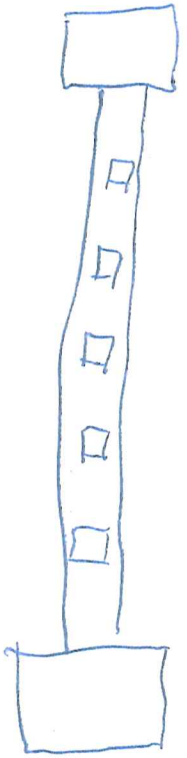
All rails follow HPC Porch and steps guidelines (Feb 2016)



PROPOSED PORCH ROOF PLAN
309 NORTH ADAMS STREET

SOUTH SIDE





Rail PLAN
VIEW

PROPOSED ~~NORTH~~ SOUTH SECTION
309 NORTH ADAMS STREET

All rails follow HPC Porch and Steps guidelines (Feb 2016)

Welcome to Lowe's
Find a Store

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Buy 3, Get 10% Off

Portfolio 10.37-in W Black Outdoor Flush-Mount Light

Item # 255320 **Model #** FOC8012AH-2 BK

★★★★☆ (25)

Aisle 10 | Bay 24 | MAP

$20.98

New porch Light

Manufacturer Color/Finish

Black

1

ADD TO CART

SAVE

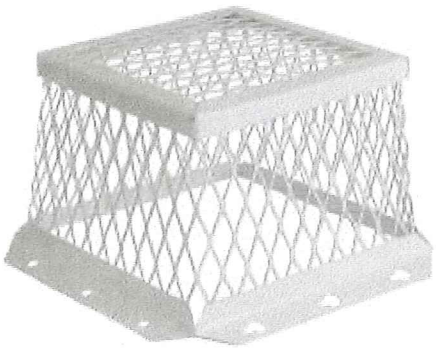
SHARE

FREE Store Pickup

Shipping & Delivery

Select your local store
to view local inventory and pickup options

What can we help you find?



use around all vents.

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

Paint to match red house color.

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

Select your local store
to view local inventory and pickup options

What can we help you find?

Paint to match red house Color

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?

Defiant 180 Degree White Motion-Sensing Outdoor Security-Light

Set your store for local inventory & pick up options.

Description +

Specifications +

Questions (20) & Answers (23) >

Reviews (58) +

Write a Review >

See More in Area Lights >

$34.97 / each

All new exterior lights

Similar
Porch roof
on Adams St

307
Use pipe for basement stairs if required

HDC Work Permit Staff Review

Property address: 220 N Huron St

Date of Review: July 7, 2016

Date of Meeting: July 12, 2016

Proposed work: installation of memorial bench

Materials: Granite (gray) engraved with black lettering and graphic of a Huey helicopter

Staff review:

1. Application is for the installation of a 4′ wide, 12″ deep, granite memorial bench in the front yard of the Ypsilanti Historical Society.
2. The bench sits on a granite pad that is 54″ long and 18″ wide, to be buried even with the ground.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

Suggested items to include in a motion to approve:
Work to include the installation of a gray granite memorial bench on the south side of the front yard area. The bench is to be 4′ wide and 12″ deep, sitting on a 54″x18″ granite pad that is buried to be flush with the ground. The bench will have black engraved lettering and graphics.

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 #20796
#6

Ypsilanti Historic District
Work Permit Application

Date filed July 6, 2016 for HDC meeting date July 12, 2016

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

Property Address 220 North Huron Street

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Alvin E. Rudisill, President - Ypsilanti Historical Society

Address 220 North Huron Street

City Ypsilanti State MI Zip 48197

Phone 734-476-6658 Fax

E-mail al@rudisill.ws

Owner The YHS is a 501(c)(3) organization
(If different than applicant)

Who will perform the work? ☐ Owner ☑ Contractor

Contractor (Name, address, phone) Arnet's Monuments
950 River Street, Ypsilanti, MI 48197

Action Items only:
Construction Cost $3,705 **Permit Application Fee** $40
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 July 6, 2016 for HDC meeting date July 12, 2016

Property Address 220 North Huron Street, Ypsilanti, MI 48197

Applicant Ypsilanti Historical Society, Alvin Rudisill, President

Description of proposed work *(see sample applications)*

The proposal is to place a four foot wide memorial bench in the front yard of the Ypsilanti Historical Society property at 220 North Huron Street to honor Lt. Col. Charles S. Kettles who will receive the Medal of Honor from President Obama on July 18, 2016. There will be an additional program honoring Kettles on August 13, 2016 at the Yankee Air Museum.

Materials

Gray granite with engraved black letters and image of a Huey helicopter.

Colors (Attach color chips or samples)

Body Gray granite

Trim

Roof

Accent 1

Accent 2

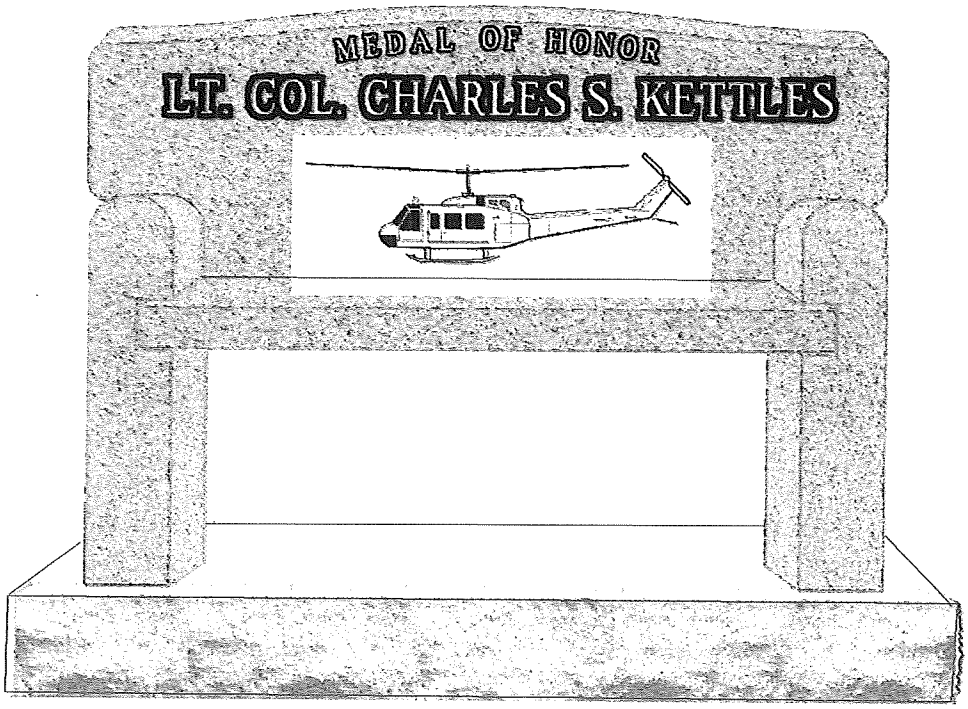
Other

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

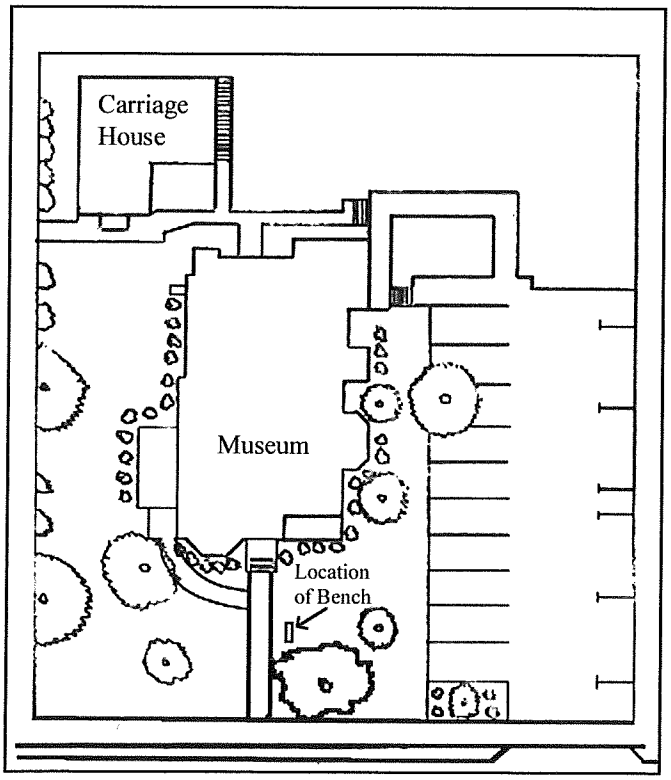
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed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

Signature of Applicant

July 6, 2016
Date



Note: The background behind the helicopter will be the gray granite that you see on the rest of the bench. The bench is 4 feet long and 12 inches deep. The granite pad is 54 inches long and 18 inches wide and will be buried even with the top.



Note: The proposal is to place the memorial bench in the yard on the South side of the front sidewalk leading to the front door of the Museum.

It will be opposite the MotorCities sign that is located on the North side of the front sidewalk leading to the Museum.

Ypsilanti Historical Society
220 North Huron Street
Ypsilanti, MI 48197

HDC Work Permit Staff Review

Property address: 207 E Forest St.

Date of Review: July 7, 2016

Date of Meeting: July 12, 2016

Proposed work: Reroof

Materials: GAF Timberline Shingles in Hunter Green

Staff review:

1. Application is for the reroof of the garage. Drip edge is to be painted white and there will be no venting.
2. Staff requested a photo of the garage to be provided by the meeting date.
3. 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:
Work to include the tear-off and replacement of the garage roof. Shingles are to be GAF Timberline Shingles in color Hunter Green with white drip edge. No venting is to be done.

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 21118

#7

Ypsilanti Historic District

Work Permit Application

RECEIVED
JUL 06 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

* Date filed 6/28/16 for HDC meeting date _____

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

* **Property Address** 207 E Forest, Ypsilanti 48198

Applicant ☐ Owner ☐ Architect ☑ Contractor

Name Neighborhood Roofing

Address 2601 Brassow Rd

City Saline State MI Zip 48176

Phone 734-994-6500 Fax _____

E-mail Cabrina@neighborhoodroofing.com

* Owner Kathy Chamberlain
(If different than applicant)

Who will perform the work? ☐ Owner ☑ Contractor

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

* *Action Items only:*
Construction Cost 1750.00 **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 6/28/16 for HDC meeting date _____

Property Address 207 E Forest, Ypsilanti 48198

Applicant Neighborhood Roofing

Description of proposed work *(see sample applications)*

-Tear-off and re-roof Dettached garage with GAF Timberline Shingles (Hunter Green)
-White Drip to Match White Trim (this also matches what was previously Done on house)
- No vents (unheated space)

Materials

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

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

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

Signature of Applicant

6/28/16
Date

NEIGHBORHOOD ROOFING

Neighborhood Roofing Co, Inc 2601 Brassow, Saline MI 48176
www.neighborhoodroofing.com

Showroom & Warehouse:
832 Phoenix Drive, Ann Arbor
Phone: 734-994-6500
Phone: 734-944-1328
Fax: 734-994-6502

PROPOSAL
Chamberlain 207 E. Forest 6_9_2016

DATE: 6/19/16 ESTIMATE PREPARED BY: GREG SMITH

	S	RC	P	RH
	5.3	24	4	n

SPECIAL ORDER:

PROPOSAL SUBMITTED TO: (Name & Billing Address)
Kathy Chamberlain 48198
207 E. Forest, Ypsilanti, MI. ~~48109~~
EMAIL: kchamberl@emich.edu
PHONE CELL: 734-340-4010

WORK TO BE PERFORMED AT:
Garage only

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

GAF TIMBERLINE HD DIMENSIONAL STYLE SHINGLES

50 Year "SYSTEM PLUS" non-prorated factory warranty package:

1	Tear off and disposal of existing roofing on garage. (2 layers)	1
2	Inspection of roof deck: re-nail if needed	2
3	**ADDITIONAL CHARGES NOT INCLUDED IN THIS PROPOSAL:** Replacement of damaged or rotted **ROOF BOARDS = $6.00/lineal foot** __0__ lineal feet are included in this bid.	3
4	1.5" painted aluminum drip edge on all roof edges. Color = White	4
5	Ice and water shield at eaves (6 ft.), valleys and flashings.	5
6	GAF Tiger Paw Synthetic shingle underlayment.	6
8	GAF Seal-A-Ridge Hip & Ridge caps.	8
11	GAF ProStart Thermo-seal starter shingles	11

GAF TIMBERLINE HD = $ 1,750.00
GAF COLOR CHOICE = Hunter Green

NEIGHBORHOOD ROOFING is a registered GAF Master Elite Residential Contractor and Master Commercial Contractor
WE ARE AUTHORIZED TO OFFER GAF'S SYSTEM PLUS, GOLDEN PLEDGE, SYSTEM PLEDGE, AND DIAMOND PLEDGE EXTENDED WARRANTIES ON QUALIFIED RESIDENTIAL AND COMMERCIAL PROPERTIES.
PLEASE ASK YOUR SALES CONSULTANT FOR FURTHER INFORMATION ABOUT UPGRADED MATERIALS AND THE HIGHEST LEVEL OF WARRANTY OFFERED IN THE INDUSTRY

GAF GOLDEN PLEDGE is a 50 YEAR WARRANTY ON MANUFACTURING DEFECTS AND REPLACEMENT LABOR (INCLUDES REMOVAL) PLUS 25 YEAR GAF WORKMANSHIP WARRANTY (INCLUDES UPGRADED FACTORY PARTS)

ADD:

ADDITIONAL WORK / SPECIAL INSTRUCTIONS / NOTES: (Please initial next to price to accept additional work)

A	Work includes City of Ypsilanti Building Permit	
B		
C		

RESPECTFULLY SUBMITTED BY: Gregory C. Smith DATE:

ROOFING PACKAGE =
OTHER =
TOTAL =
DEPOSIT = 600.00
ESTIMATED BALANCE DUE UPON COMPLETION = 1150.00

All agreements must be secured by a 1/3 deposit
This deposit is used to secure materials and is non-refundable once the job's start date is agreed upon. The balance is due immediately upon substantial completion of the work. Unpaid balances are subject to an 18% annual fee. Unless arranged with our office before the job has been started, credit card transactions may be charged a 3.5% processing fee.

DEPOSIT INFORMATION: CK# 1167 6/27/16

Please mail signed contract and deposit check to: Neighborhood Roofing, Inc. 2601 Brassow Rd., Saline, MI. 48176

OWNER'S SIGNATURE: [signature] DATE 6/22/16
OWNER'S SIGNATURE: DATE

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

207 E FOREST

207 E FOREST

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF June 28, 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, Ron Rupert, Jane Schmiedeke
Commissioners Absent:	Erika Lindsay
Staff Present:	Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Rupert) moves to approve the agenda as amended to include 108 Buffalo, 20 N Huron, and 24 N Huron as Study Items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

10 N Adams St.

**Application is for the replacement of the main entry and the front windows, and for the replacement of the concrete surrounding the building.*

Applicant: Mohamed and Ali Fayed, owner—present

Discussion: Mohamed: States that he is present to discuss changes to the windows. States that this includes the extension of one of the windows on the alley side, the south side, and the addition of a window on the north side. *shows location in photos* States that the alley side will be extended down.

Rupert: Asks if the window will be larger or if it will have the same opening.

Mohamed: States that it is the same window. States that they are going to open it up between the two windows. States that they are adding a window.

DRAFT

Rupert: Asks about the construction of the windows.

Mohamed: States that it will be a 1" tempered glass with an anodized aluminum frame. States that it will be the same color as what is there currently.

Rupert: States that the windows are inserted. Asks that if there is a grill or guard on the outside.

Mohamed: States that the inside is vinyl. States that the guard is on the outside. *shows on photo*

Rupert: States that the white part is vinyl. Asks if the grill will go into the cement.

Mohamed: States that it used to open but now it is just a frame. States that the new windows will be the same structure as the Mitch building behind their building. States that there will be a top piece with a bar underneath it.

Prebys: Clarifies what they want approval for.

Mohamed: States that they want the windows to be approved so they can order them.

Prebys: Clarifies that they are aluminum framed.

Mohamed: Affirms. States that they are 1" insulated glass with an aluminum frame.

Prebys: States that the door will be new.

Mohamed: States that the door will be the same as what is there now, the anodized aluminum.

Rupert: Asks if it is a brushed or matte finish.

Mohamed: States that it will be the same as what is there.

Prebys: Asks if there will be a flat finish or shiny finish.

Stevenson: States that they should just stipulate that it matches the existing.

Mohamed: States that he is OK with that.

Prebys: Clarifies that they are talking about the front window and the front door, and windows on the parking lot side.

Mohamed: States that there will be a window addition in the vestibule.

Prebys: States that the door will be recessed.

DRAFT

Mohamed: Affirms.

Prebys: Asks if the lights had been approved.

Schmiedeke: States that they were in previously as a study item.

Rupert: Clarifies that all the windows on the parking lot side will be replaced.

Mohamed: Affirms.

Prebys: States that one window will be added.

Mohamed: States that a fifth window will be added on the parking lot side.

Rupert: Asks if the grill work will remain.

Mohamed: States that it will not.

Stevenson: Asks about the concrete replacement.

Mohamed: States that the concrete replacement will be on the north side, on the parking lot. States that it will go from a little past the front window on the north side to extend the length of the building. States that they are going to replace the back concrete. States that it will go 4' out.

Prebys: Asks if any of it is existing now.

Mohamed: Affirms. States that it is 2.5' up front and 3' in the back. States that they had to revise the drawings to include the slope for the ADA.

Prebys: States that the concrete work is extending the current width to four feet.

Mohamed: Affirms. States that the back will be replaced to match. States that it will extend 4' and the other will stay 3' wide. States that it won't be a tripping hazard.

Motion: Pettit (second: Prebys) moves approval for the application for work at 10 N Adams to include the removal and replacement of the windows and doors on the north side. Work to include the replacement of four windows and the addition of one window, and the replacement of the door. Work to include the replacement of all windows on the west side and the replacement of the front door with the single light at the vestibule. Work to include the enlargement of the existing window opening to match the same height of the opening on the west side. The window construction is to match the front. The finish is to match the existing windows, which appears to be a matte aluminum finish. On the north side of the building there will be a 4' wide concrete strip running the length of the building from the back to the front, just shy of the fence line shown in the drawing. The concrete strip is to extend from the building 4'. Also, on the east side of the building, there

DRAFT

will be a similar concrete strip that is 3' wide that will extend from the south corner to meet the 4' concrete piece that will be poured along the north side. All of the work is to be as specified in the submitted drawings shown as revised on 6/13/16.

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.

328 E Cross St.
**Application is for the repair of the existing porch and the installation of a newel post and handrails.*

Applicant: Michael E Newberry, owner—present

Discussion: Stevenson: States that the application is mostly like repairs.

Newberry: States that it will be in-kind repairs on the porch. States that they had left a bunch of unpainted boards and the original newel posts. States that he does not have the third post for the side porch, so that for now it will be pipe rail on the side porch until he finds the right one. States that he is following the detail on the engaged balustrade to the post. States that he can then get it painted.

Motion: Prebys (second: Pettit) moves approval for the application for 328 E Cross St to include repairs to the front porch and the side porch. Work to include the replacement of the sections of damaged decking with like materials and reattachment of lose skirting pieces, and the installation of the original newel posts at the base of the front stairs. Work also to include the removal of the current iron railing.

Secretary of the Interior Standards:
#5—Preserve distinctive features.
#6—Repair, don't replace. Replacements shall match original.

Approval: Unanimous. Motion carries.

STUDY ITEMS

309 N Adams
Applicant: Barry Levin

Discussion: The applicant approached the HDC with several proposed projects. Applicant asked about replacing the front porch roof with a self-adhering flat roof—the HDC had no problem with this. The applicant asked about replacing the failing gutters—the HDC wants to see the half-round gutters replaced with half-round

DRAFT

gutters, but the HDC stated they can be aluminum. The applicant needs to make an egress window for one of the rooms at the front of the house—he discussed two options: removing the picture window to make it functional, or removing two small windows on the side of the house and replacing them with one larger window that would be considered an egress. The HDC does not want the picture window removed—they said they would be more likely to approve the removal of the two small windows and their replacement with one large egress window. The applicant asked about installing venting to which the HDC suggested he use a metal vent that would take paint better than plastic venting. The applicant discussed replacing the handrails and installing new handrails on a rear porch. The HDC emphasized the need for a top and bottom handrail with balustrades attached between them. The applicant discussed painting the house and his concern with the lead paint. The applicant showed the HDC a sample of a lead encasement paint he wants to use. The applicant discussed color schemes with the HDC. The applicant also wanted to discuss exterior lighting and the installation of security cameras. The applicant also discussed the possibility of putting a small roof over the porch so that it is covered from the elements.

108 Buffalo St.

Applicant: Ron Rupert

Discussion: The applicant looked at the windows at the house and found that they are broken. The applicant wants to repair the weights and pulleys in the windows and install new latches. The applicant also discussed installing the wooden storm windows or installing aluminum storms. The HDC was OK with this plan.

20 and 24 N Huron St

Applicant: Ron Rupert

Discussion: The applicant discussed moving the AC unit into the vestibule and install new signage at 24 N Huron. The applicant also wants to remove the enamel panels on the front of 20 N Huron to expose the brick where it exists. The portions where there is wood behind the enamel panels will be filled in with brick to match the rest of the façade. The HDC suggested that the applicant find out what is beneath the windows—they suggested that beneath the windows should be the wooden paneling to create more continuity between this and the adjoining building. The HDC also suggested removing the metal awning from the front of the building.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

Property Monitoring

303 N Hamilton: A Study Item application has been filed for the porch replacement.

315 Washtenaw Ave: Staff photographed the missing windows on June 28, 2016.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

DRAFT

Approval of the minutes of June 14, 2016

Motion: Prebys (second: Pettit) moves to approve the minutes from June 14, 2016.
Approval: Unanimous. Motion carries.

ADJOURNMENT

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

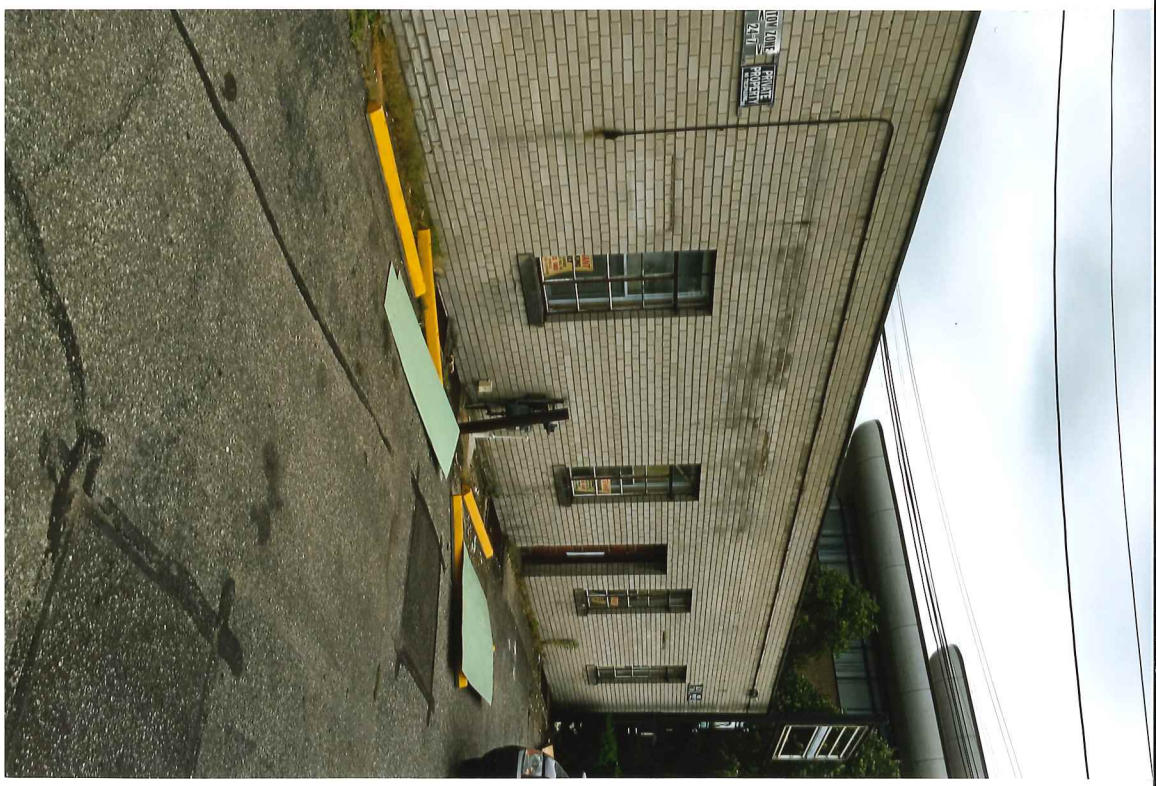
MEETING ADJOURNED AT 8:19pm

SEE FOLLOWING PAGES FOR MATERIALS RECEIVED AT JUNE 28, 2016 HDC MEETING:

DRAFT

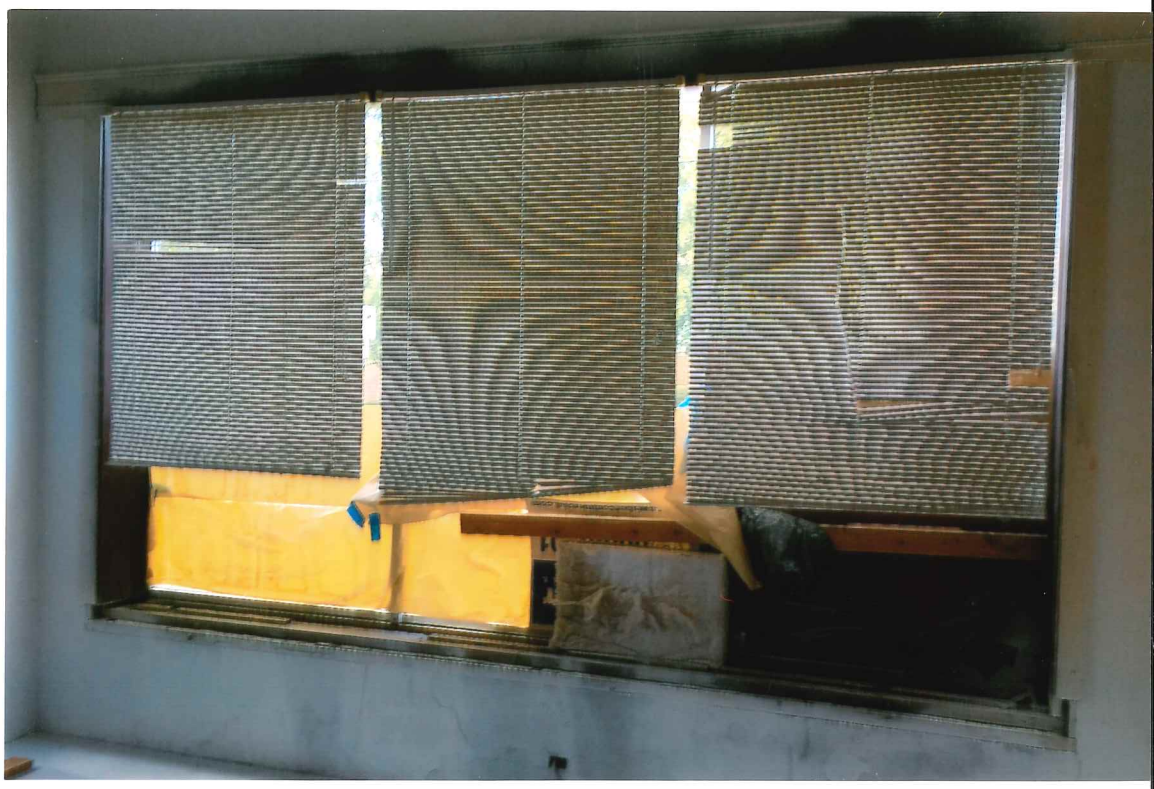
10 N Adams

10 N Adams



10 N Adams

10 N Adams



TENANT
PARKING
ONLY
UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY
AT VEHICLE
OWNERS EXPENSE

10

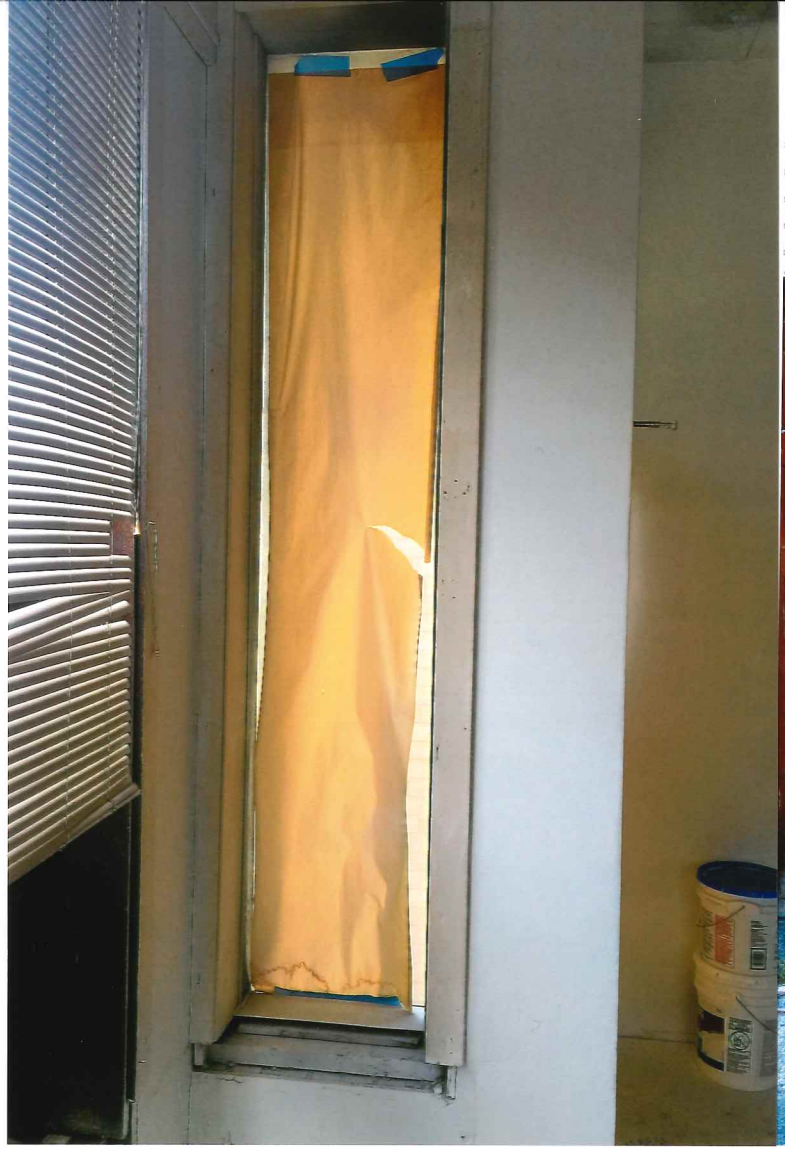
10 N Adams

10 N Adams

TOW ZONE
24-7
PRIVATE PROPERTY
NO TRESPASSING
RESTAURAN
ENCUENTRO

TOW ZONE
24-7
PRIVATE PROPERTY
TENANT
PARKING

10 N Adams



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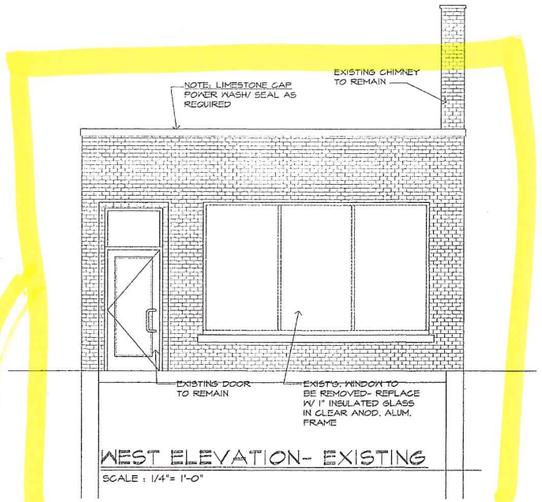
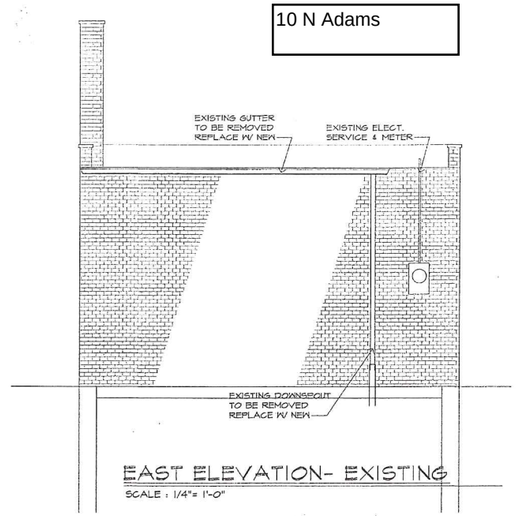
10 N Adams

10 N Adams



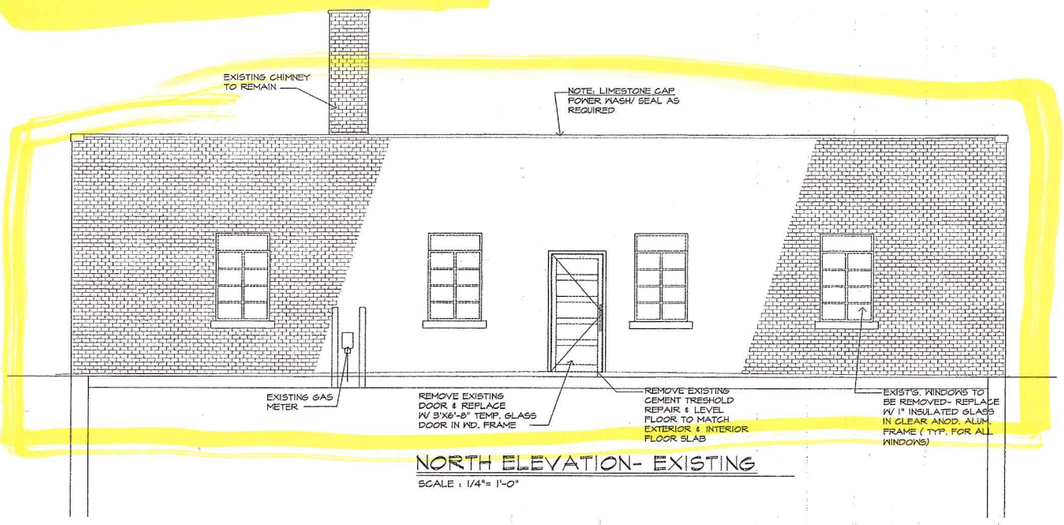
WEST ELEVATION- EXISTING

SCALE : 1/4"= 1'-0"



EAST ELEVATION- EXISTING

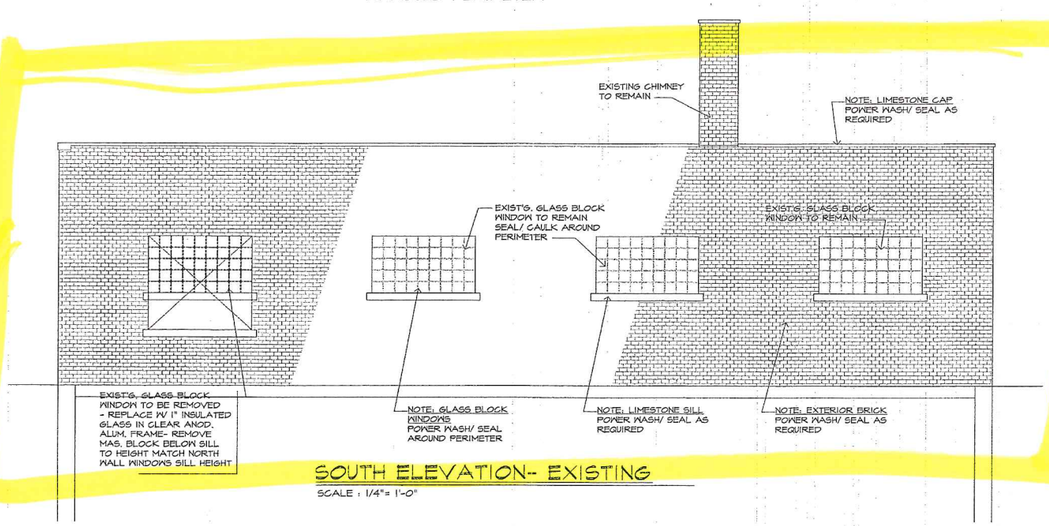
SCALE : 1/4"= 1'-0"



NORTH ELEVATION- EXISTING

SCALE : 1/4"= 1'-0"

ARROUND PERIMETER



SOUTH ELEVATION-- EXISTING

SCALE : 1/4"= 1'-0"

MICHIGAN BUILDING CODE: 2012

PROJECT DESCRIPTION:	RESTAURANT- STANDARD
USE GROUP	A2 - ASSEMBLY
CONSTRUCTION TYPE	II-B ---> BLDG. NOT SPRINKLERED
SPRINKLER SYSTEM	SPRINKLER SYSTEM NOT REQUIRED (OCCUPANT LOAD < 100)
OCCUPANT LOAD PER TABLE 1004.1.2	OCCUPANT LOAD: 15 OCCUPANTS MAX.
BLDG. AREA SQ. FT. (GROUND FLOOR)	=1,172 SQ. FT.

APPLICABLE CODES:

MICHIGAN BUILDING CODE - 2012 (MBC - 2012)
FIRE CODE: INTERNATIONAL FIRE CODE- 2012
MICHIGAN PLUMBING CODE - 2012 (MPC - 2012)
MICHIGAN MECHANICAL CODE - 2012 (MMC - 2012)
STATE OF MICHIGAN ELECTRIC CODE (NATIONAL ELECRIC CODE - 2011 (NEC - 2011) WITH PART 8 AMENDMENTS
MICHIGAN BARRIER FREE - ICC/ANSI A117.1-2003 (ACCESSIBILITY)

D.P.I.C. ADNAN AL- SAATI P.E. LICENSE NO. 58125 EXP. DATE: 10-31-2017

DRAWING INDEX

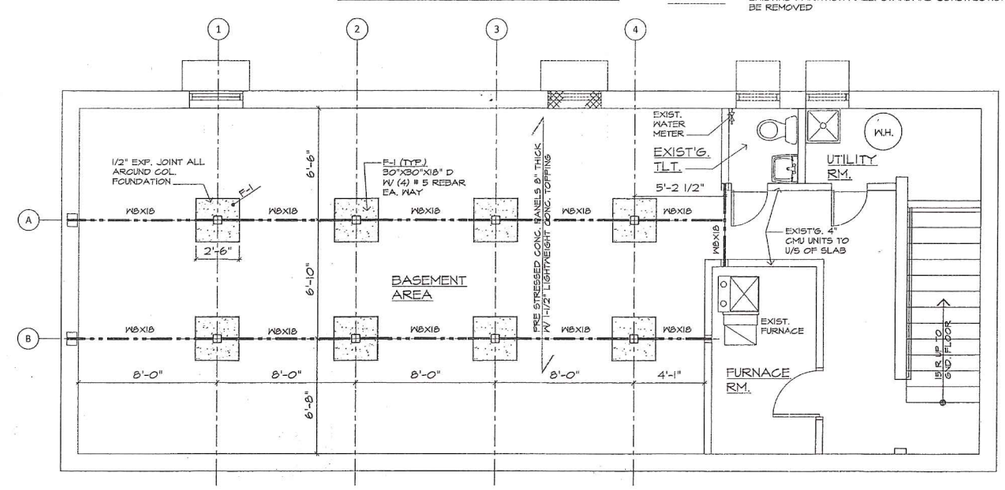
DWG. No.	DRAWING TITLE
A-1	DEMOLITION PLAN/ ELEVATIONS
A-2	PROPOSED PLAN/ ELEVATIONS
A-3	DEMO. NOTTES, ARCH'L. DETAILS

WALL LEGEND

EXISTING EXTERIOR WALL BRICK VENEER ON MAS. BLOCK UNITS

EXISTING PARTITION WALL: STANDARD CONSTRUCTION 4" MAS. BLOCK UNITS SEALED & PAINTED

EXISTING PARTITION WALL: STANDARD CONSTRUCTION TO BE REMOVED



BASEMENT

FOUNDATION/ FRAMING PLAN

SCALE : 1/4"= 1'-0"

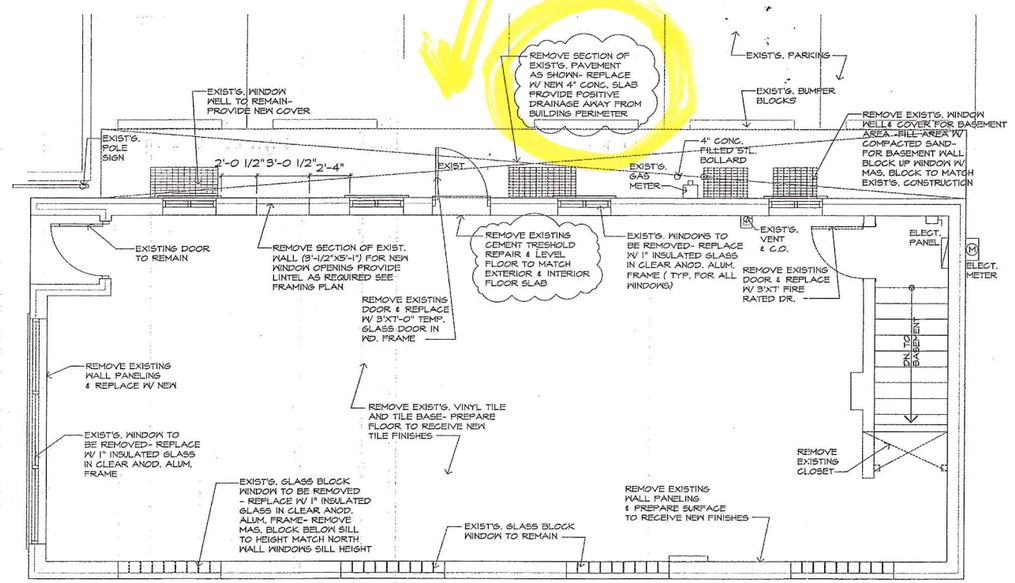
CONSTRUCTION SAFEGUARDS NOTES.

1. THE SAFETY OF THE PUBLIC DURING CONSTRUCTION AND THE PROTECTION OF ADJACENT PUBLIC AND PRIVATE PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

2. PROVIDE PEDESTRIAN PROTECTION DURING THE DEMOLITION OF THE STOREFRONT AND INSTALLATION OF NEW WINDOWS & DOOR SYSTEM (PROVIDE TEMPORARY BARRICADE OR CAUTION TAPE AT THE WALKWAY AREA) SIGNS SHALL BE POSTED TO DIRECT PEDESTRIAN TRAFFIC.

3. SERVICE UTILITY CONNECTIONS SHALL BE DISCONNECTED AND CAPPED IN ACCORDANCE WITH THE APPROVED RULES AND REGULATIONS OF THE AUTHORITY HAVING JURISDICTION.

72 HOURS BEFORE YOU DIG CALL 811 Know what's below (TOLL FREE)



NOTE.
SEE SHEET A-3 FOR DEMOLITION NOTES / FOUNDATION DETAILS & TOILET ROOM ELEVATIONS/ DETAILS

GROUND LEVEL

EXISTING/ DEMO FLOOR PLAN

SCALE : 1/4"= 1'-0"

ISSUE	DESCRIPTION	DATE
1.0	BLDG. DEPT. REVIEW	6-15-16

REVISION	DESCRIPTION	DATE
1.0	BLDG. DEPT. REVIEW	6-15-16

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PROPOSED RESTAURANT :

SIZZLES BURGERS & SUBS

10 N ADAMS ST.
YPSILANTI, MI 48197

PROJECT
J.M.I. Associates
- ARCHITECTURE
- INTERIOR DESIGN
835 Mason St. Suite B290
Dearborn, MI. 48124
phone: (313) 581-0016
fax: (313) 582-0028
email: jmiarch@yahoo.com

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AUTHORIZATION SIGNATURE

CERTIFICATION / SEAL

J.M.ISMAIL
DESIGNED BY

A.A.
CHECKED BY

J.M.I
DRAWN BY

-
-EXTERIOR ELEVATIONS- EXISTING
-BASEMENT & GROUND FLOOR PLAN

SHEET TITLE

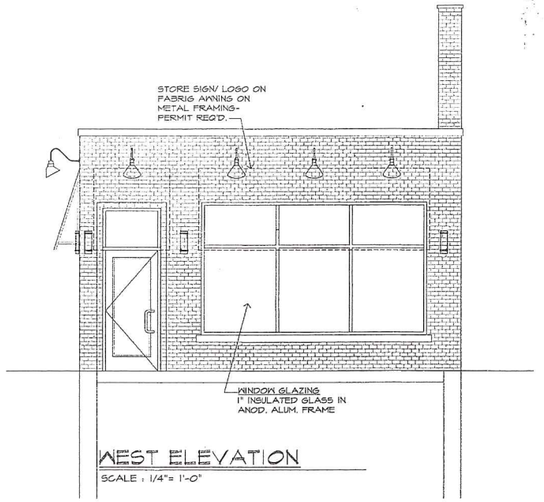
16-08

JOB NO.

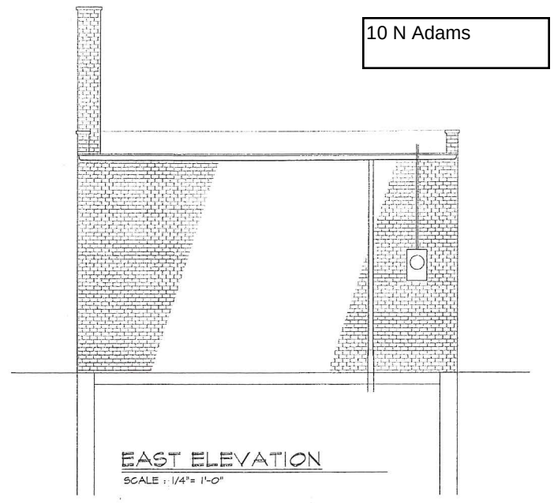
A-1

SHEET NO.

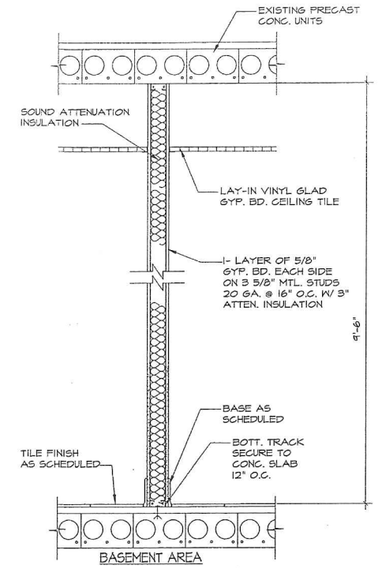
10 N Adams



WEST ELEVATION
SCALE : 1/4"= 1'-0"



EAST ELEVATION
SCALE : 1/4"= 1'-0"



S-1 / A-2 WALL SECTION
SCALE : 3/4" = 1'-0"

GENERAL NOTES:

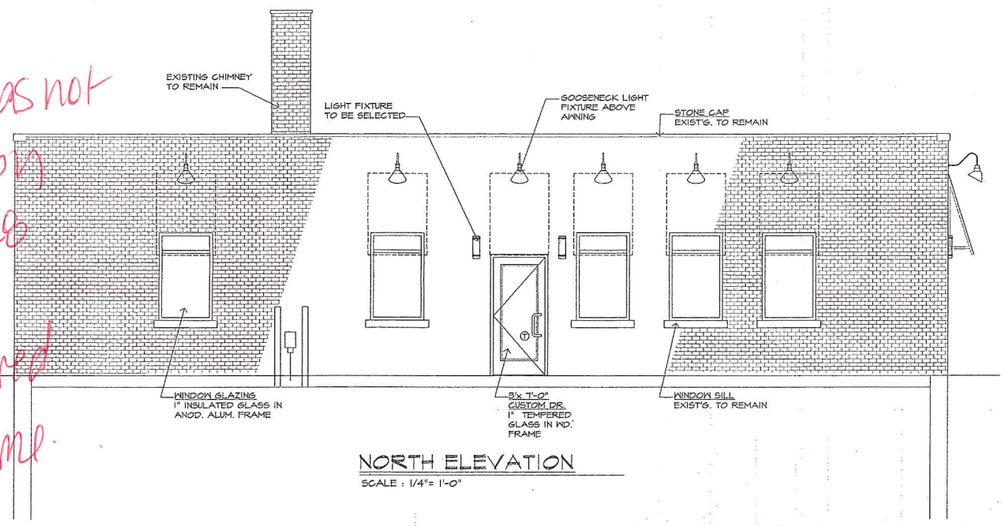
1. CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS IN FIELD AND ASSUME RESPONSIBILITY FOR INCLUDING REQUIRED WORK TO EXISTING CONSTRUCTION IN BID SUM.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
3. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES FOR STATE AND LOCAL AUTHORITIES.
4. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM ANY DAMAGE DURING CONSTRUCTION AT NO COST TO THE OWNER.
5. CONTRACTOR TO CAREFULLY LAYOUT, CUT, FABRICATE AND FIT ITEMS OF ROUGH CARPENTRY, PLUMBING CAPPED FIXTURES AND LEVEL ALL MEMBERS TO ASSURE THAT THEY ARE SECURED WITH SUFFICIENT NAILS, SPIKES, BOLTS OR OTHER SUITABLE FASTENINGS TO ASSUME RIGIDITY AND FIRST CLASS WORKMANSHIP.
6. PROVIDE 1 HOUR SEALANT AT PIPE AND CONDUIT PENETRATION AT 1 HOUR FIRE RATED WALLS (TYPICAL).
7. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION IF REQUIRED.
8. FOR FIRE STOPPING AT WALL PARTITION USE UNFACED THERMA FIBER SAFING INSULATION & FIRE CODE COMPOUND AS REQUIRED TO MAINTAIN 2.0 HR. FIRE RATING.
9. TIME IS OF ESSENCE OF THE CONTRACT. ALL WORK SHALL PROCEED AS EXPEDITIOUSLY AS POSSIBLE IN WORKMANLIKE MANNER.
10. CONTRACTORS SHALL INCLUDE COSTS OF ALL PERMITS & FEES IN BASE BID.
11. CONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPER COMPLETION OF THE PROJECT AS INDICATED ON THE DRAWINGS AND AS SPECIFIED.
12. SUBCONTRACTORS SHALL VERIFY DIMENSIONS IN THE FIELD PRIOR TO START OF WORK.
13. ALL MATERIALS & EQUIPMENT SHALL BE NEW & IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE & OF THE SAME MANUFACTURE THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT.
14. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM SITE AND LEGALLY DISPOSE OF.
15. CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT WILL BE MADE GOOD AT CONTRACTOR'S OWN EXPENSE FOR ANY IMPERFECTIONS IN MATERIAL AND/OR WORKMANSHIP WHICH MAY DEVELOP WITHIN (1) YEAR FROM FINAL ACCEPTANCE.
16. ALL DIMENSIONS ARE TO FINISH GYP. BD. U.N.O.
17. THE ARCHITECT/ENGINEER WILL NOT HAVE CONTROL OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY REGULATIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
18. PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED AS REQUIRED BY THE FIRE DEPT. AND PER NFPA # 10. LOCATIONS TO BE DETERMINED ON SITE AS DIRECTED BY THE FIRE MARSHALL.

WALL LEGEND

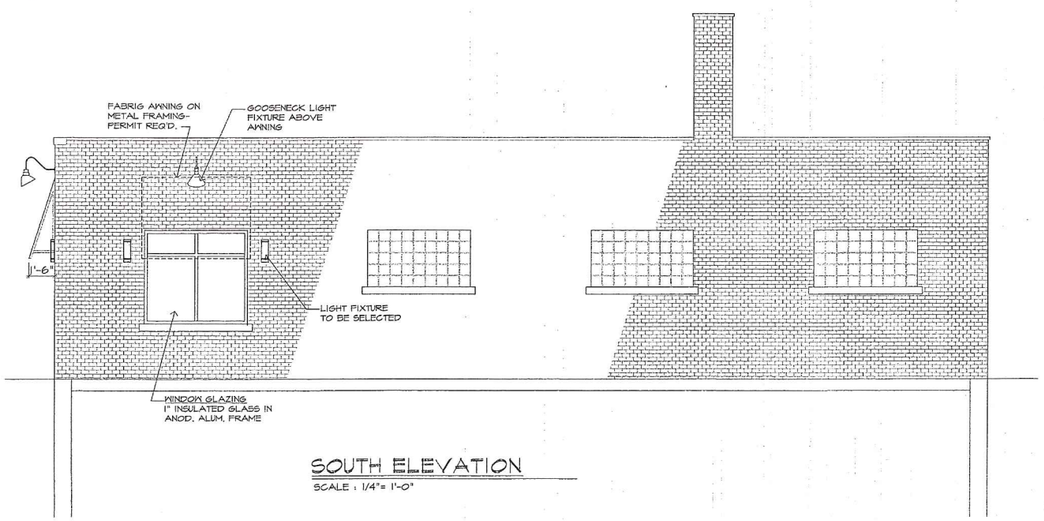
- EXISTING EXTERIOR WALL BRICK VENEER ON MAS. BLOCK UNITS
- EXISTING PARTITION WALL: STANDARD CONSTRUCTION 4" MAS. BLOCK UNITS SEALED & PAINTED
- EXISTING PARTITION WALL: STANDARD CONSTRUCTION TO BE REMOVED
- NEW PARTITION WALL: 5/8" GYPSUM BD. EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C.
- NEW PARTITION WALL: 5/8" GYPSUM BOARD EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C.- 5'-6" AFF.

NOTE: PROVIDE 3" BATT ATTE. INSULATION IN WALLS

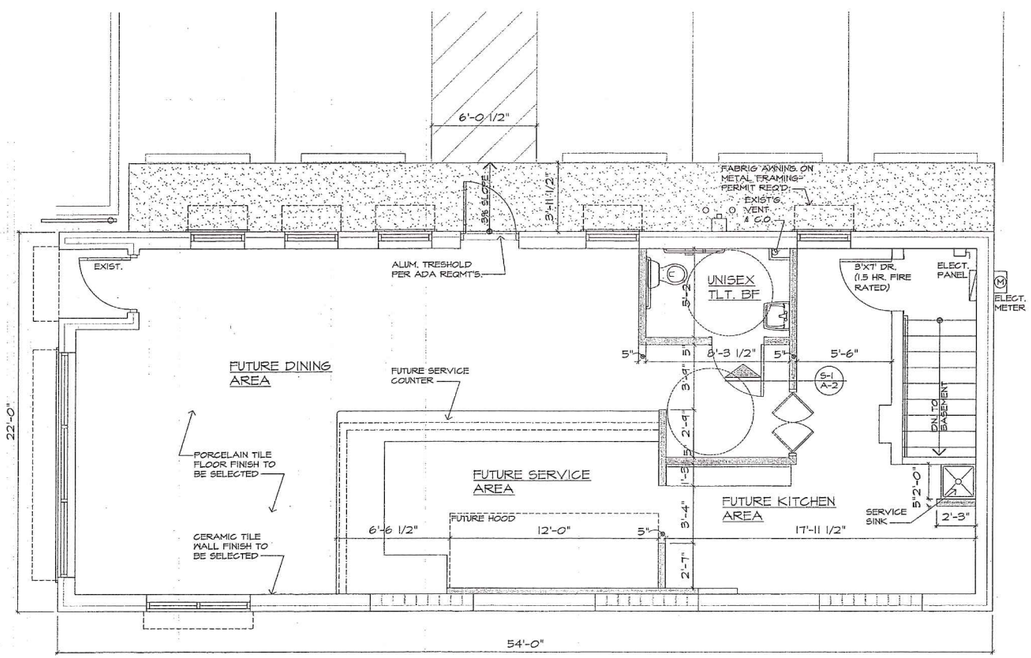
6/30/2016
Lighting was not reviewed by HDC @ 6/28 meeting. Not approved at this time.
BZ



NORTH ELEVATION
SCALE : 1/4"= 1'-0"



SOUTH ELEVATION
SCALE : 1/4"= 1'-0"



GROUND LEVEL
PROPOSED FLOOR PLAN
SCALE : 1/4"= 1'-0"

ISSUE	DESCRIPTION	DATE
1.0	BLDG. DEPT. REVIEW	5-1-16

REVISION	DESCRIPTION	DATE
1.0	BLDG. DEPT. REVIEW	5-13-16

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SIZZLES BURGERS & SUBS

10 N ADAMS ST.
YPSILANTI, MI 48197

PROJECT

J.M.I. Associates
. ARCHITECTURE
. INTERIOR DESIGN
835 Mason St. Suite B290
Dearborn, MI. 48124
phone: (313) 581-0016
fax: (313) 582-0028
email: jmiarch@yahoo.com

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THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE PROJECT ARCHITECT OR ENGINEER.

AUTHORIZATION SIGNATURE

CERTIFICATION / SEAL

-J.J.I SAAB
DESIGNED BY
-A.A.
CHECKED BY
-J.M.I.
DRAWN BY

-FLOOR PLAN
SHEET TITLE

16-08
JOB NO.

A-2
SHEET NO.