1. Historic District Commission Agenda

   Documents:

   HDC OCTOBER 11, 2016 AGENDA.PDF

2. Historic District Commission Meeting Packet

   Documents:

   HDC OCTOBER 25 MEETING PACKET.PDF

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, October 11, 2016
7:00 p.m.

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

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

I. CALL TO ORDER AND ROLL CALL

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

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS

1. 410 N. Huron — **Lighting replacement, front door repair, landscaping**

2. 315 Washtenaw — **Residing, painting, lighting & window installation**

B. NEW BUSINESS

3. 405 Maple — **Adding gutters, rehab of fascia & soffit**

4. 314 E. Cross — **Painting**

5. 315 E. Cross — **Window replacement**

C. STUDY ITEMS - None

D. ADMINISTRATIVE APPROVALS - None

E. OTHER BUSINESS

6. HDC Vinyl Resolution

7. Property Monitoring - 108 N. Adams

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of September 27, 2016

VIII. ADJOURNMENT

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

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

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

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

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

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

3. Do not imitate earlier styles.

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

4. Preserve significant changes acquired over time.

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

5. Preserve distinctive features.

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

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

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

7. Clean building gently—no sandblasting.

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

8. Preserve archaeological resources.

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

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

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

10. New work shall be removable.

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

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, October 25, 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.

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I. CALL TO ORDER AND ROLL CALL

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

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS

1. 315 Washtenaw — **Residing, painting, lighting & window installation**

B. NEW BUSINESS

2. 303 N. Huron — **Brick installation and engraving**
3. 100 Marketplace — **Sign replacement**
4. 216 N. Washington — **Outbuilding demolition**
5. 64 N. Huron — **Window replacement**
6. 405 Maple — **Porch roof replacement & painting**
7. 212 N. Hamilton — **Re-roof**

C. STUDY ITEMS - None

D. ADMINISTRATIVE APPROVALS

8. 517 N. Adams — **Re-roof**

E. OTHER BUSINESS

9. Property Monitoring
10. Rescheduling the November 8th meeting.

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of October 11, 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.

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

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

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

10. New work shall be removable.

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

HDC Work Permit Staff Review

Property address: 303 N. Huron St.

Date of Review: October 18, 2016

Date of Meeting: October 25, 2016

Proposed work: Installation of engraved bricks on the front walk leading to the Towner House front door.

Materials: 4"x8" and 8"x8" limestone bricks.

Staff review:

1. The proposed bricks are the same used by the Ypsilanti Historical Society for their brick engravings.
2. The bricks will be installed on the edge of both sides of the cement walk leading to the front door of the house.
3. Applicant was asked to provide additional information regarding the engraving of bricks.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

History: This property is listed as contributing in the National Register Nomination for the Ypsilanti Historic District.

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

Suggested items to include in a motion:

Work to include the installation of limestone bricks on the edge of both sides of cement walk leading to the front door of the house. Work to also include the engraving of bricks.

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 21050
PHDC-16-0094

RECEIVED
OCT 06 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:
10/25/16
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. Huron Street

Applicant

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

Name		
John Harrington		
Address		
209 North Huron Street		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
734 482-4209	pklharrington@gmail.com	

Contractor

Contractor Name & Contact Info
n/a

Type of work

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

Complete Description of Proposed Work:

Brick engraving for the front walk leading to the Towner House front door.
Bricks sizes are 4"x 8" and 8" x 8" and would be done on a brick called limestone, the same brick that the Ypsilanti Historical Society used for their brick engravings.

We will install the bricks on the edge of both sides of the cement walk leading to the front door of the 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:
$500	$35 + 0 = $35.00

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:
John Harrington	October 6, 2016
Print Name: John Harrington	

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

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

Present Day

Proposed

HDC Work Permit Staff Review

Property address: 100 Marketplace

Date of Review: October 18, 2016

Date of Meeting: October 25, 2016

Proposed work: Replace five existing signs.

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

Staff review:

1. Ground signs will be 3'x4' and building sign will be 24"x36".
2. Before proceeding with work, applicant must seek the appropriate building department permits.

History: This property is not listed in the National Register Nomination for the Ypsilanti Historic District.

Relevant Secretary of the Interior's Standards:
#2, #5, #9, #10

Suggested items to include in a motion:

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

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

PHDC-16-0096

CITY OF YPSILANTI
BUILDING DEPARTMENT
RECEIVED
OCT 14 2016

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: 10/14
Meeting Date: 10/25
Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed (can be emailed).
   b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
   c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address	100 MARKET PLACE

Applicant

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

Name	RONI RUPERT / Friends of the YPSILANTI Lighthouse		
Address	421 NORTH HURON ST.		
	Ste #1		
City	YPSILANTI	State MI	Zip 48197
Phone / Fax	(810) 241 0600	E-Mail	

Contractor

Contractor Name & Contact Info	HOME SERVICES LTD

Type of work

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

Complete Description of Proposed Work:

REPLACE (5) EXSISTING FREIGHTHOUSE SIGN
PLASTIC FIBER BOARD 3'X4'
DARK GREEN LETTERING WITH PARCHMENT
BACKGROUND.

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

SEE SKETCH

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
1800 —	$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:
Donald A Rupert	10/6/16
Print Name: RONALD RUPERT	

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

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

current
YPSILANTI'S
HISTORIC
FREIGHTHOUSE
Ypsilanti
Farmers
Market
Saturdays
Flea Market
Sundays

current
YPSILANTI'S
HISTORIC
REIGHTHOUSE
Ypsilanti's
Farmers'
Market
in historic Depot Town
COMMUNITY EVENTS
HALL RENTALS

3' x 4' foreground signs - double-faced

YPSILANTI'S

HISTORIC

FREIGHTHOUSE

100 MARKET PLACE

COMMUNITY EVENTS

HALL RENTALS

YPSILANTIFREIGHTHOUSE.ORG

Building sign - 24" x 36"

HDC Work Permit Staff Review

Property address: 216 N. Washington
Date of Review: October 18, 2016
Date of Meeting: October 25, 2016

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

Materials: N/A

Staff review:

1. Demolition has been recommended by Fitzpatrick Structural Engineering and Steve Stier, Vice President of the Michigan Barn Preservation Network.
2. This item was presented as a study item on Sept. 13. The Commission recommended that if the property was demolished the doors and as much of the original materials must be saved.
3. The applicant was also advised he may not be able to rebuild in the same location due to the setbacks.
4. The applicant was also advised to provide additional information regarding a replacement structure.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

History: The home was built in in 1894 though the exact date of construction of the carriage house cannot be found. It was listed as an Ypsilanti Heritage Foundation Historic Structure in 2010.

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.

Rec21070
PHDC-160097

RECEIVED
OCT 17 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District
Demolition Permit Application

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

Property Address 216 N. WASHINGTON ST., YPSILANTI

Applicant:

Name JON HOMMES

Address 213 N. HURON #1

City YPSILANTI State MI Zip Code 48197

Phone 734-255-1090 Fax

Email jonhommes@gmail.com

If applicant is not owner:

Owner's name

Address

City State Zip Code

Phone Fax

Signature of Owner

Who will perform the work?

Contractor's name DECOMMISSIONING SERVICES

Address and phone P.O. Box 614, WILLIAMSTON, MI 48895 DAVID MACDONALD 248-921-7865

Cost of proposed work $7,283.00 **Permit Application Fee** $45.00

The permit fee is $30 plus $5 for each (or any portion of) $3000 of construction cost and is due with the application. An additional administrative fee of $50 applies to HDC work started without the issuance of applicable permits.

To complete this application:

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

Incomplete Applications will not be considered

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

Property Address 216 N. WASHINGTON ST., YPSILANTI

Applicant JON HOMMES

Grounds upon Which an Application May be Based

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

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

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

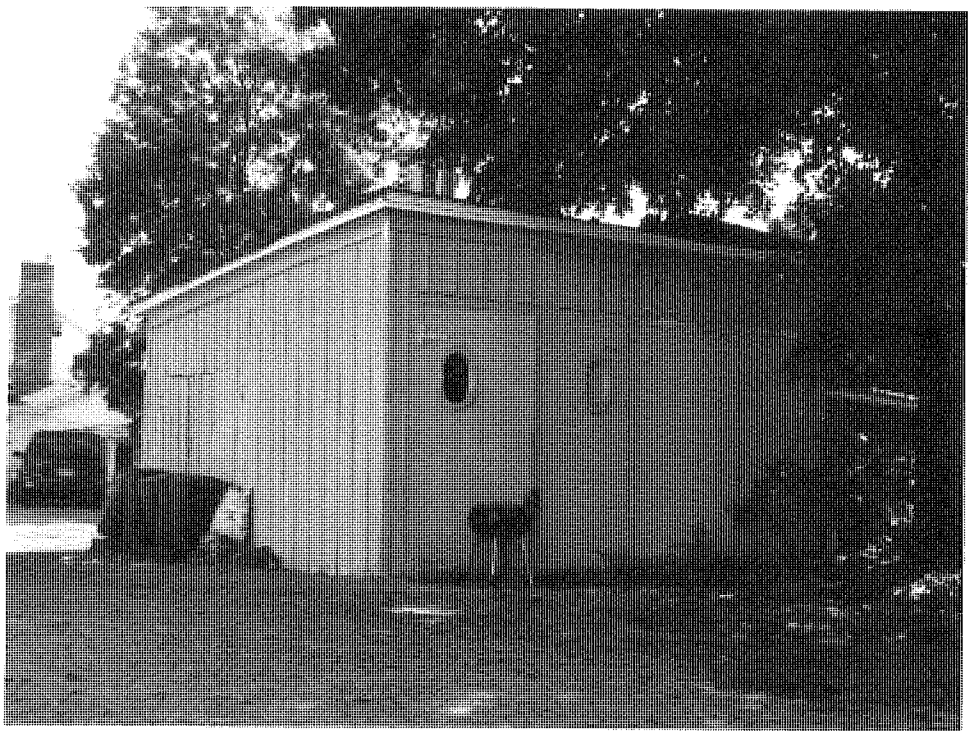
My Signature

10/14/2016
Date

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

Outbuildings Survey

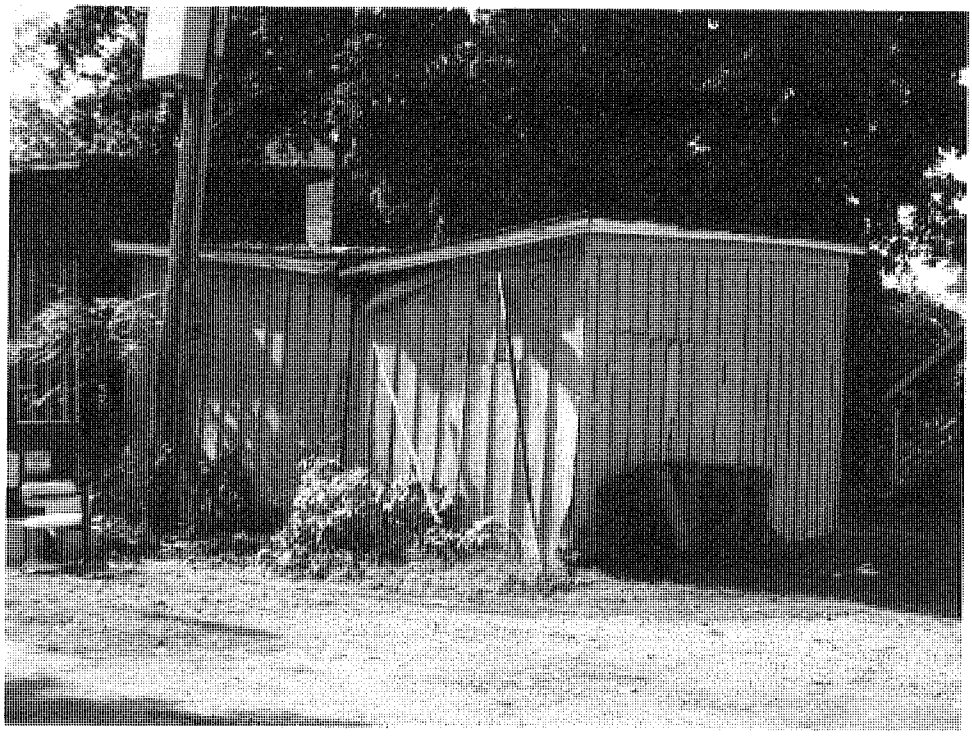
216 North Washington October 2006



2-car board & batten
BARN

↑ NW elevation

↓ NE elevation



Ypsilanti Heritage Foundation
Historic Structure marker
awarded in 2010

216 N Washington
PHDC-16-0097

Jon Hommes

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

10/16/2016

Dear Ypsilanti Historic District Commission,

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

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

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

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

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

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

Condition:

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

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

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

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

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

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

Sincerely,
Jon Hommes

ATTACHMENT I

City of Ypsilanti

Building Inspection Department

October 04, 2016

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

SUBJECT: 216 N WASHINGTON - Accessory Structure Repair/demo

Dear Mr. Hommes,

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

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

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

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

CITY OF YPSILANTI

Debbie Neville
Housing Inspector

One South Huron Street
Ypsilanti, MI 48197
Tel: (734) 482-1025
Fax: (734) 483-7444
www.cityofypsilanti.com

ATTACHMENT II

Fitzpatrick Structural Engineering, P.C.
PO Box 1506 • Ann Arbor • MI • 48106
ph 734-769-0320 • fax 734-619-6757

September 5, 2016

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

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

To Whom It May Concern;

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

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

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

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

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

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

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

For the reasons that:

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

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

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

Respectively

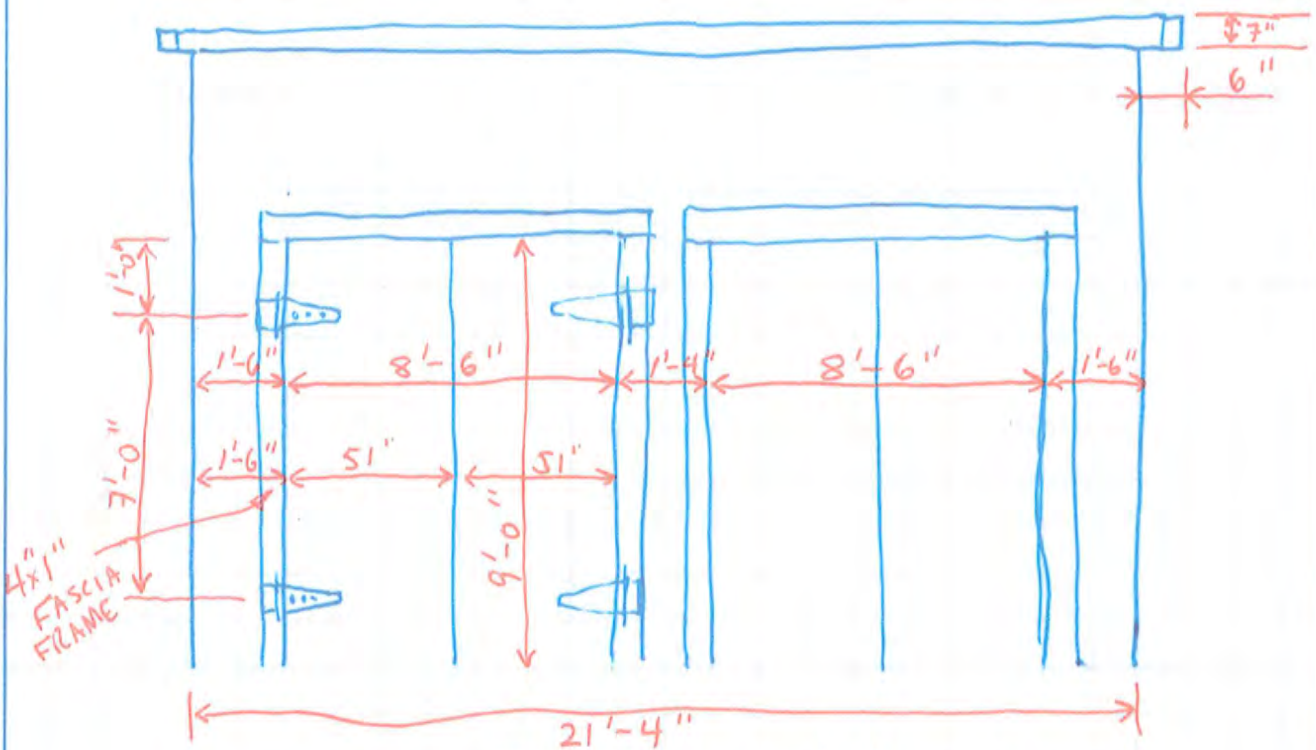
James A. Fox P.E.

James A. Fox P.E.
Associate Engineer

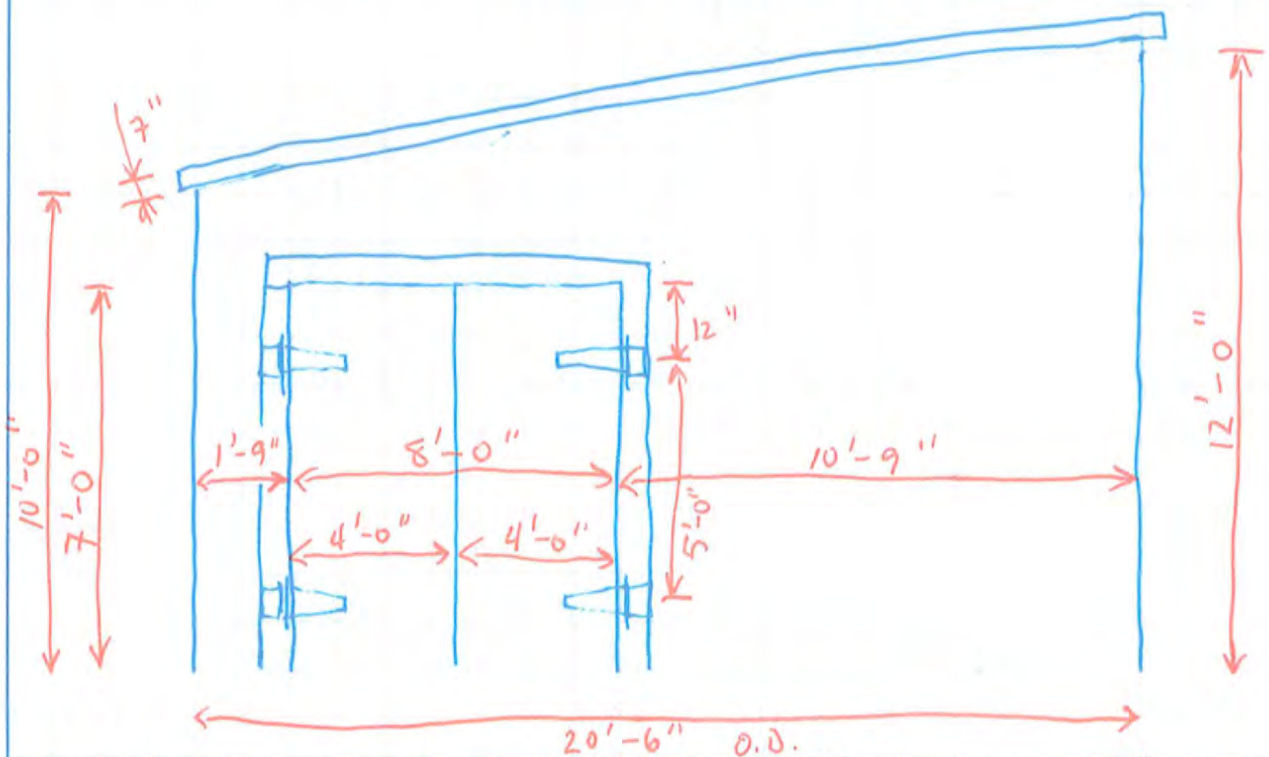
ATTACHMENT III

DÜRR

216 N. WASHINGTON ST.
CARRIAGE HOUSE



FRONT VIEW (LOOKING EAST)



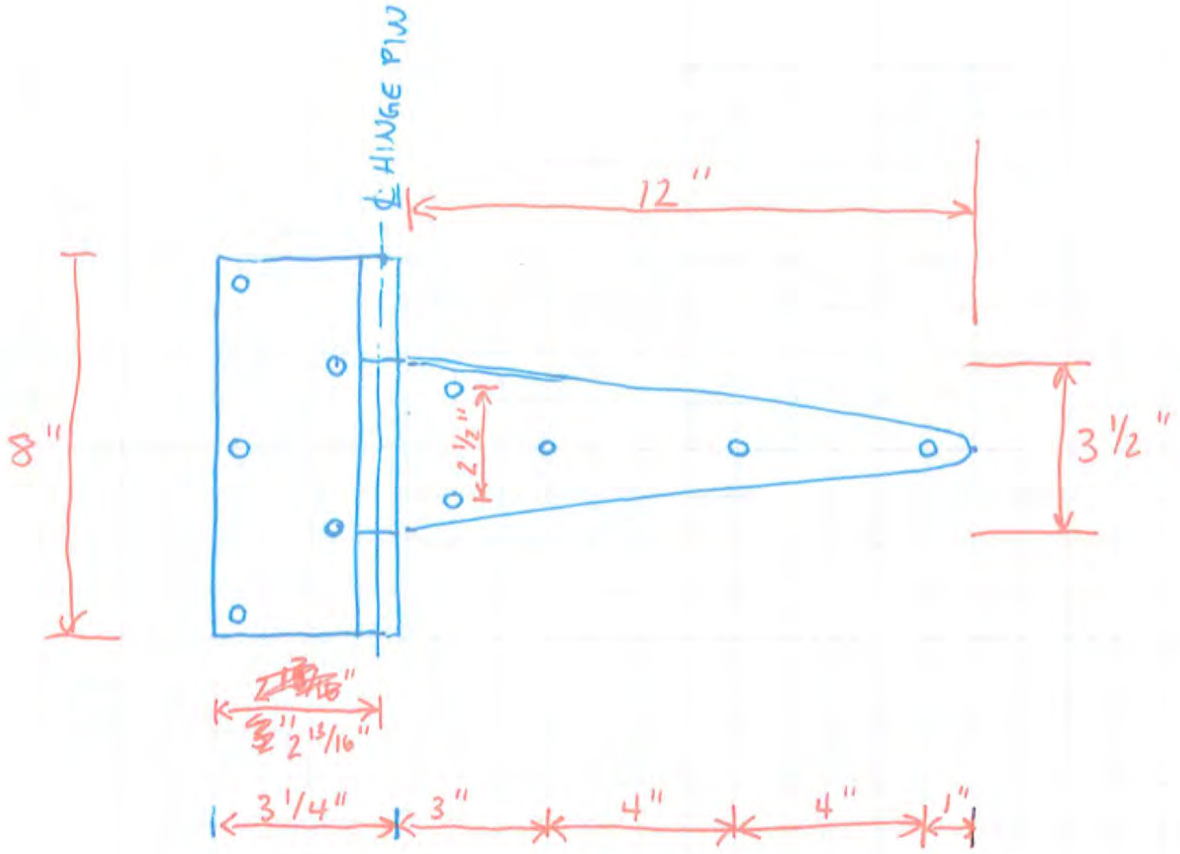
SIDE VIEW (LOOKING SOUTH)

DATE 2016-09-30

SIGNATURE JDU

DÜRR

216 N. WASHINGTON ST
CARRIAGE HOUSE



TYPICAL HINGE DETAIL
— (12) TOTAL HINGES —

HINGE PIN ⌀ = 9/16"

BOARD + BATON:

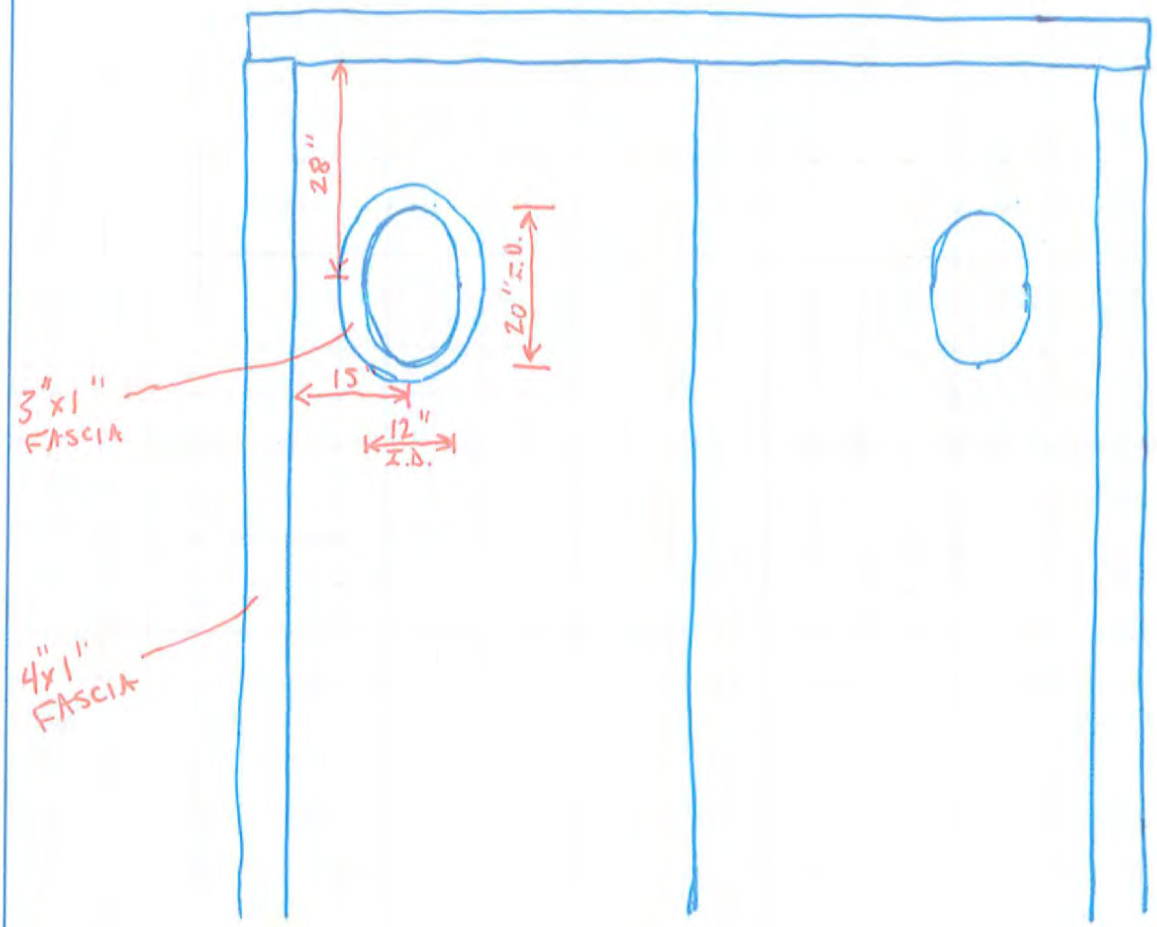
- BOARDS ARE 12" x 1", VERTICAL, FULL HEIGHT
- BATONS ARE 2" x 1"
- DOOR BOARDS ARE TONGE-IN-GROOVE, IRREGULAR WIDTH 4" to 6" WIDE.

BATON SECTION

DATE 2016-09-30		
SIGNATURE JDM		PAGE 2

DÜRR

216. N. WASHINGTON ST.
CARRIAGE HOUSE



FRONT DOOR DETAIL

DATE 2016-09-30

SIGNATURE

ATTACHMENT IV

October 7, 2016

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

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

Good Afternoon,

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

SCOPE OF WORK-Building Demolition
Decommissioning Services Scope of Services is limited to provide the scope of services specifically detailed below:

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

SCHEDULE OF PRICES

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

Building Demolition **$7,283.00 Lump Sum**

(Includes $1,000 Allowance for Demolition & Soil Erosion Control Permitting)

INCLUDED ITEMS

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

EXCLUDED ITEMS

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

CLARIFICATIONS

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

TERMS

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

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

Sincerely,

DECOMMISSIONING SERVICES, LLC.

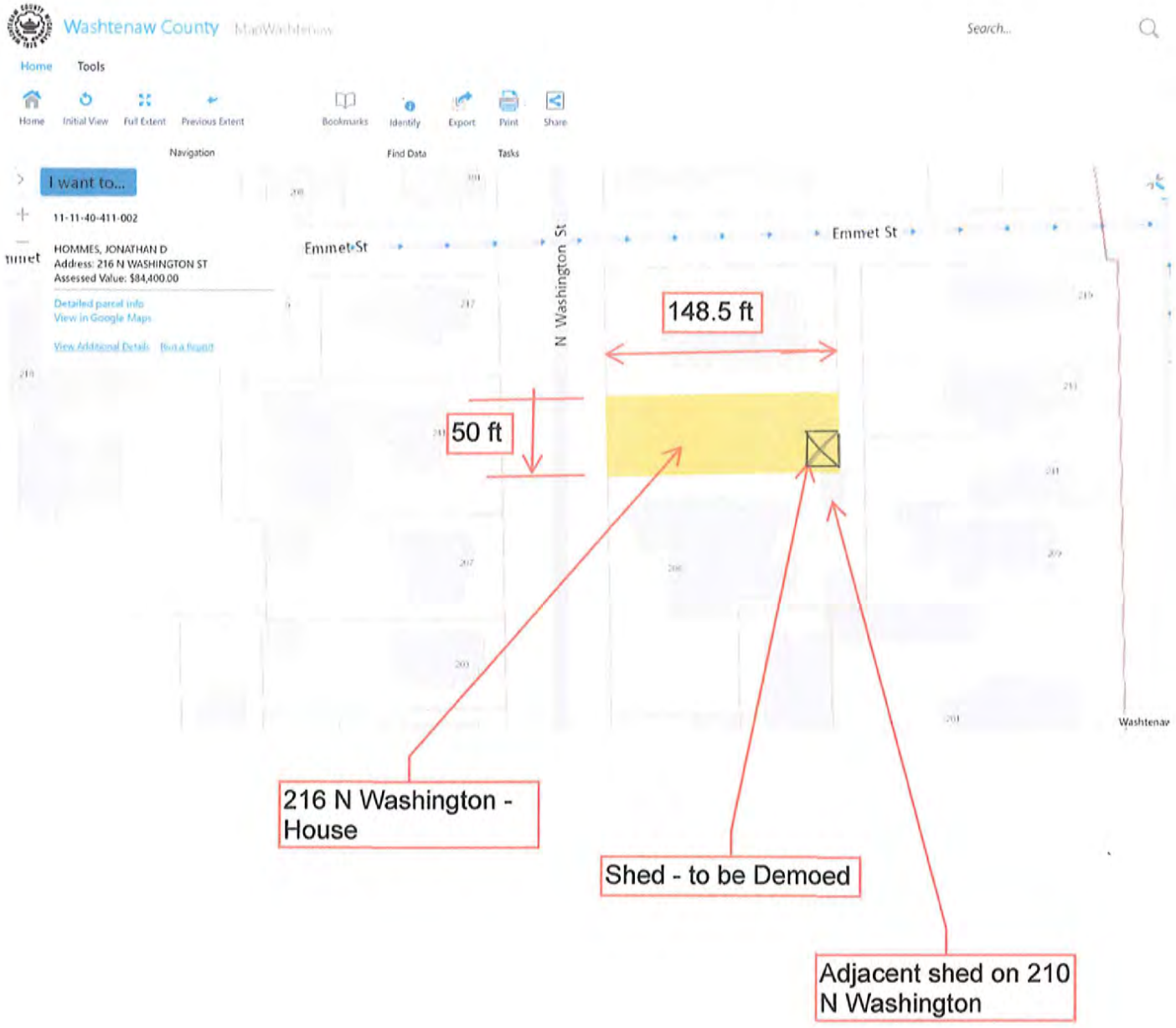
David S. MacDonald

David S. MacDonald, Business Development

Aaron Demand

Aaron Demand, Member

ATTACHMENT V


Washtenaw County MapWashtenaw
Search...
Home
Tools
Home
Initial View
Full Extent
Previous Extent
Bookmarks
Identify
Export
Print
Share
Navigation
Find Data
Tasks
I want to...
11-11-40-411-002
HOMMES, JONATHAN D
Address: 216 N WASHINGTON ST
Assessed Value: $84,400.00
Detailed parcel info
View in Google Maps
View Additional Details
Emmet St
N Washington St
148.5 ft
50 ft
216 N Washington - House
Shed - to be Demoed
Adjacent shed on 210 N Washington
Hillshade
WKID: 4326 Lat/Long
Lat: 42.24459° N
Lon: 83.61553° W
0
30
60ft

ATTACHMENT VI

Jon Hommes

From: Jon Hommes <jonhommes@gmail.com>
Sent: Friday, October 14, 2016 7:02 PM
To: Jon Hommes
Subject: Fwd: 216 N Washington
Attachments: Steve bio1017 to Jon Hommes.pages

---------- Forwarded message ----------
From: **Stephen Stier** <stephenstier@gmail.com>
Date: Wed, Oct 12, 2016 at 7:32 AM
Subject: Re: 216 N Washington
To: Jon Hommes <jonhommes@gmail.com>

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

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

Best Wishes
Steve Stier

Steve Stier

Masters Degree, WMU Industrial Arts Education
Masters Degree, EMU – Historic Preservation
Vice President, Michigan Barn Preservation Network
Former Board Member, Michigan Historic Preservation Network

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

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

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

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

HDC Work Permit Staff Review

Property address: 64 N. Huron
Date of Review: October 20, 2016
Date of Meeting: October 25, 2016
Proposed work: Refinish or replace existing wood framed window with wood frame system or aluminum clad system. Repair bricks at window openings as needed. Install weather seals around sash is feasible. Paint garage door to match.
Materials: Aluminum-clad replacement windows, sealant, insulated or laminated glass. Paint to be Sherwin-Williams SW 7709 "Copper Pot" Emerald Stain.

Staff review:

1. The applicant states that restoration of the current windows will be considered pending the condition of the windows and the most cost-effective solution presented by the contractors.
2. The garage door frame will also be painted to match the ground floor and second floor windows.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

History: This property is listed as contributing in the National Register Nomination for the Ypsilanti Historic District.

Relevant Secretary of the Interior's Standards:
#2, #5, #9, #10

Suggested items to include in a motion:

Work to include the replacement and / or restoration of existing wood-framed second level window systems. Replacement windows will either be in-kind or aluminum-clad windows. Replace existing single glass planes with insulated or laminated glass. Repair brick at window openings as needed. Work to also include the painting of window frames and garage door frame in Sherwin-Williams SW-7709 "Copper Pot" Emerald Stain.

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 21076
PHDC16-0102

RECEIVED
OCT 18 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
64 N. Huron Street, Ypsilanti, Michigan

Applicant

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

Name		
John Stadnicar (NTH Consultants - Engineer. Property Owner: DTE Energy Company)		
Address		
41780 Six Mile Road		
City	State	Zip
Northville	Michigan	48168
Phone / Fax	E-Mail	
248-662-2730	jstadnicar@nthconsultants.com	

Contractor

Contractor Name & Contact Info
TBD

Type of work

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

Complete Description of Proposed Work:

Restore, remove and replace, or a combination of restoration and replacement of the existing wood-framed second level window systems, in kind or with aluminum-clad windows. The restoration versus replacement option will be determined based on the most cost-efficient option provided by the selected contractor.

Existing single glass panes will be replaced with insulated or laminated glass if frame and sash will allow. Weather seals will be installed around the sash if feasible.

Brick at window openings and exterior limestone window sill to be repaired as needed.

Window frame color to match existing storefront windows on the first floor.

Please refer to attached rendering.

The frame at the garage door will be painted, but work will be completed by others. See attached paint sample for color.

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

Paint color for wood (non aluminum clad) and for garage door frame: Sherwin-Williams SW 7709 "Copper Pot" Emerald Stain

Sealant Color: To match Paint Color

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:
$30,000.00	$35 + $45.00 = $80.00

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:
[signature]	10.18.16

Print Name: JOHN B. STAONICAR

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

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

NTH CONSULTANTS, LTD.
INFRASTRUCTURE ENGINEERING & ENVIRONMENTAL SERVICES

2990 W. Grand Blvd, Suite M-10, Detroit, MI 48202 • (313) 237-3900 • Fax: (313) 237-3909
41780 Six Mile Road, Suite 100, Northville, Michigan 48168 • (248) 553-6300 • Fax: (248) 324-5179
1430 Monroe Avenue NW, Suite 180, Grand Rapids, Michigan 49505 • (616) 451-6270 • Fax: (616) 451-6271
608 S. Washington, Lansing, Michigan 48933 • (517) 484-6900 • Fax: (517) 485-8323
8001 Sweet Valley Drive, Unit 15, Valley View, OH 44125 • (216) 344-4020 • Fax: (216) 344-4040

LETTER OF TRANSMITTAL

TO: CITY OF YPSILANTI
HISTORICAL DISTRICT COMMISSION
ONE SOUTH HURON
YPSILANTI, MICHIGAN 48197

DATE: OCTOBER 18, 2016
NTH PROJ. NO: 62-150081-02
CLIENT PROJ. NO:

RE: CITY OF YPSILANTI HISTORIC DISTRICT COMMISSION
WORK PERMIT APPLICATION

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER (VIA _____) THE FOLLOWING:

☐ REPORTS ☐ PRINTS ☐ SAMPLES ☐ SPECIFICATIONS

☐ COPY OF LETTER ☐ PLANS ☐ OTHER _____

COPIES	NO.	DATE	DESCRIPTION
1	-	-	WORK PERMIT APPLICATION FORM
2	-	-	PAINT COLOR SAMPLES
1	-	-	RENDERING OF PROPOSED WORK
1	-	-	EXISTING CONDITION PHOTOS
1	-	-	CHECK FOR PERMIT FEE

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ FOR YOUR USE ☐ APPROVED AS NOTED ☐ SUBMIT ____ COPIES FOR DISTRIBUTION

☐ AS REQUESTED ☐ RETURNED FOR CORRECTIONS ☐ RETURN ____ CORRECTED PRINTS

☐ FOR REVIEW AND COMMENT ☐ DISAPPROVED ☐ FOR RELEASE TO BIDDERS

☒ FOR APPROVAL ☐ _____

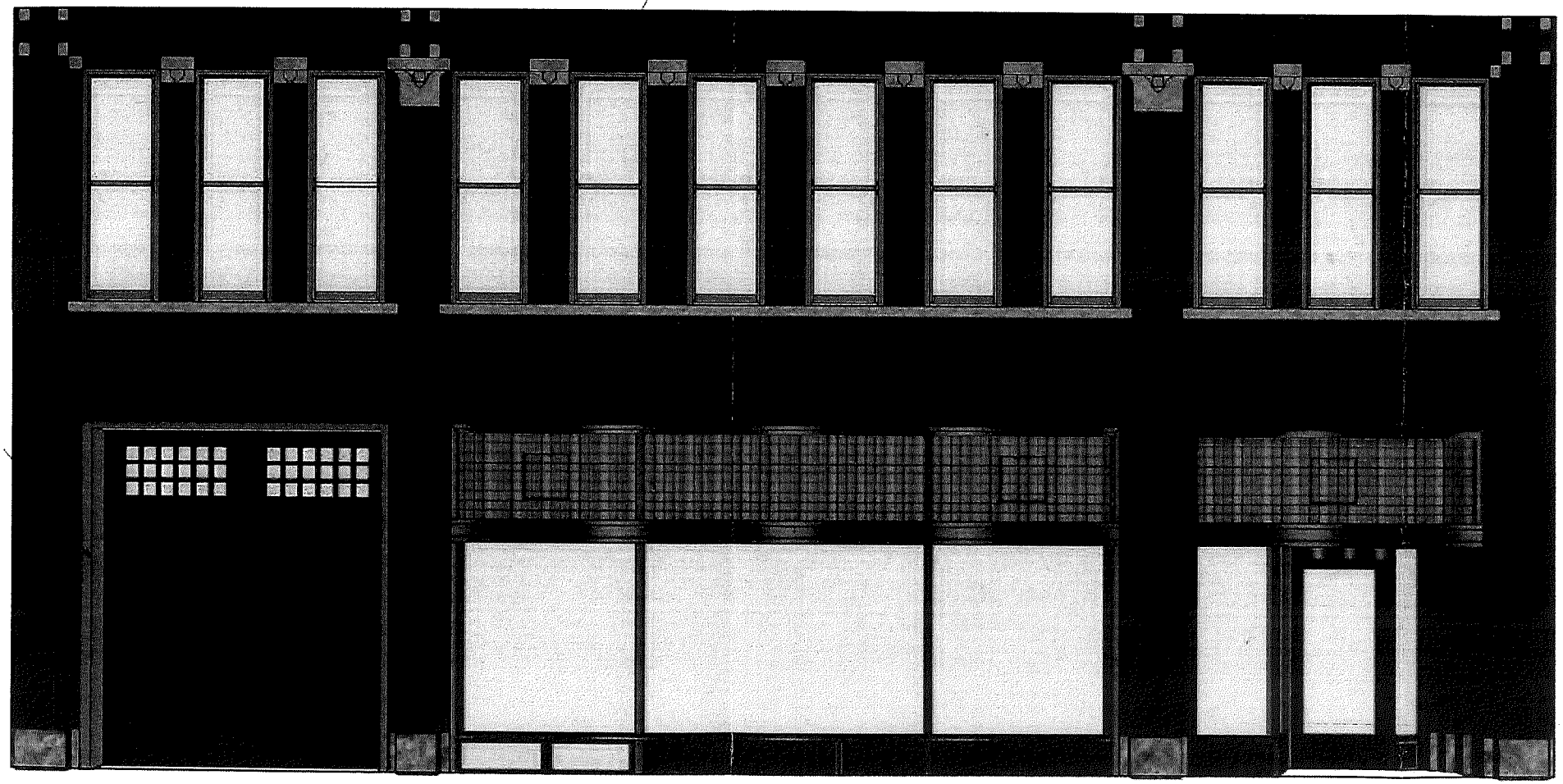
REMARKS:

COPY TO:

BY: Anita R. Phillips
ANITA R. PHILLIPS, ASSISTANT PROJECT ENGINEER

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE.

REFINISH OR REPLACE EXISTING WOOD FRAMED WINDOW WITH WOOD FRAME SYSTEM OR ALUMINUM CLAD SYSTEM (TYPICAL)



SW 7909
Copper Pot
128-C7

NTH Project No. 62-150081-02
64 N. Huron Second Level Windows
Ypsilanti Historic Committee Review Application

Photo 01

Photo 02

NTH Project No. 62-150081-02
64 N. Huron Second Level Windows
Ypsilanti Historic Committee Review Application

Photo 03

Photo 04

Photo 05

Photo 06

Photo 07

Photo 08

Photo 09

Photo 10

Photo 19

Photo 20

Photo 21

Photo 22

Photo 23

Photo 11

Photo 12

Photo 13

Photo 14

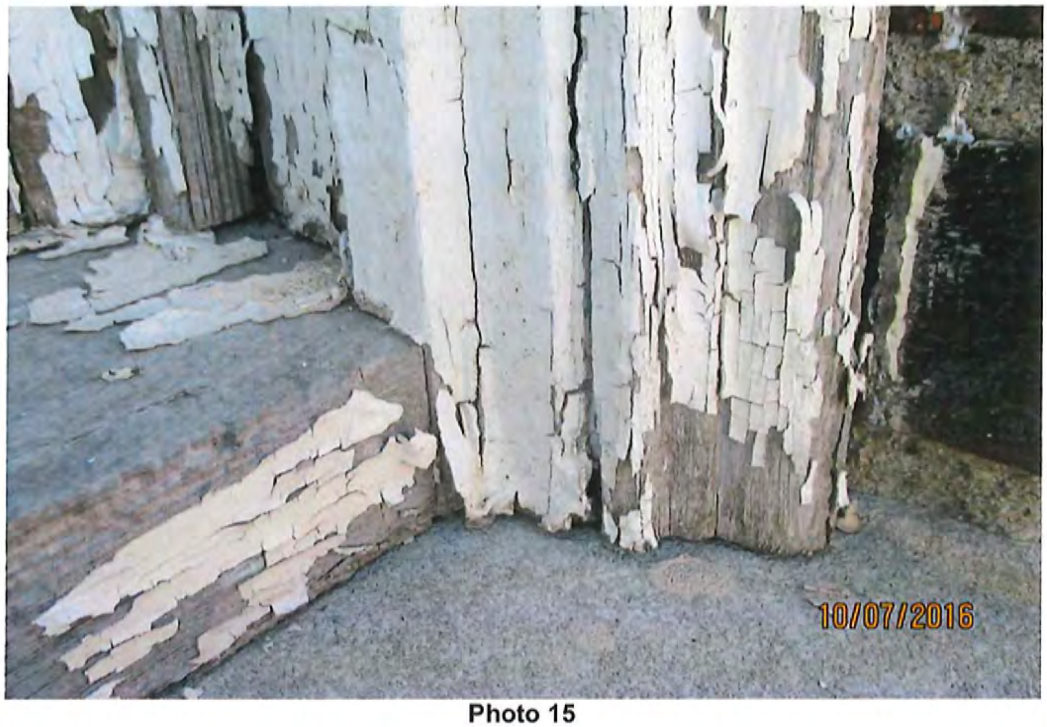


Photo 15

Photo 16

Photo 17

Photo 18

HDC Work Permit Staff Review

Property address: 405 Maple

Date of Review: October 20, 2016

Date of Meeting: October 25, 2016

Proposed work: Tear off, repair and re-roof porch and install standing seam steel in a grey color. Also includes repairing siding and painting house.

Materials: Standing seam steel roof. Paint in SW 7604 Smoky Blue (House), SW 7007 Ceiling Bright White (Trim), and SW 9161 Dustblu (Roof).

Staff review:

1. The applicant will provide product description and photos of steel roof at the meeting.
2. No power washing is to be used in preparation for painting, only handwashing is acceptable.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

History: This property is not listed as contributing in the National Register Nomination for the Ypsilanti Historic District.

Relevant Secretary of the Interior's Standards:
#5, #7, #9, #10

Suggested items to include in a motion:

Work to include the replacement of the porch roof with standing seam steel and painting of porch roof in SW 9161 "Dustblu" paint. Repair siding as needed. Work to also include siding repair and painting of house in SW 7604 "Smoky Blue" with the trim to be SW 7007 "Ceiling Bright White."

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 21075
PHDC-16-100

CITY OF YPSILANTI
BUILDING DEPARTMENT
RECEIVED
OCT 18 2016

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:
10/25
Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed (can be emailed).
   b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
   c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
405 Maple

Applicant

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

Name		
Charles Smith		
Address		
405 Maple		
City: Ypsilanti	State: MI	Zip: 48198
Phone / Fax: 734-945-2937	E-Mail: charsmithjr@gmail.com	

Contractor

Contractor Name & Contact Info
Cory Turner Ph: 734.216.6575

Type of work

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

Complete Description of Proposed Work:

- Tear off, repair & re-roof porch roof (see photo). Install stand up-seam steel in a grey color.
- Repair siding
- Paint house

House Trim Porch Roof

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

- Paint colors for house, trim & roof are attached
- Will bring product description/photo for steel to the meeting

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:
Approx $2,000 for porch roof.	$35 + 0 = $35

Signature

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

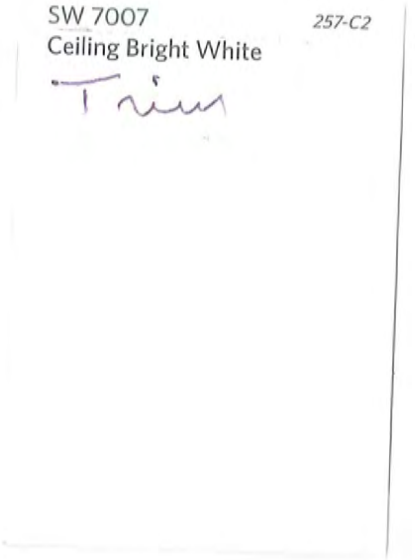
I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:	Date: 10/18/16
Print Name: Charles Smith	

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

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

SW 7604
Smoky Blue
233-C7
House


SW 7007
Ceiling Bright White
257-C2
Trim

SW 9161
Dustblu
234-C4
Roof

405

HDC Work Permit Staff Review

Property address: 212 N. Hamilton

Date of Review: October 20, 2016

Date of Meeting: October 25, 2016

Proposed work: Replace three tab weather wood shingles with new architectural weather wood shingle.

Materials: 30-year Tamko Architectural weather wood shingles.

Staff review:

1. Not enough information was given on the application to justify an administrative approval.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion:

Work to include the replacement of three-tab weather wood shingles with 30-year Tamko architectural weather wood shingles....etc.

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 21079
PHDC 16-0101

RECEIVED
OCT 18 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
212 N. Hamilton

Applicant

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

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

Contractor

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

Type of work

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

Complete Description of Proposed Work:

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

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

Permit Application Fee (action items only)

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

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

Signature

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

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

Signature:	Date:
Robert M. Barnes	10/18/2016
Print Name: Robert M. Barnes	

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

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

HDC Work Permit Staff Review

Property address: 517 N. Adams

Date of Review: October 20, 2016

Date of Meeting: October 25, 2016

Proposed work: Reroof

Materials: Art LOC Shingles, like-for-like wood repair on flat area of roof, roll roofing.

Staff review:

1. Applicant stated all work is like-for-like with the same color being used for the shingles and drip edge.
2. The home had existing box vents which will still be used but no additional ones will be built.
3. The wood that will be repaired on the flat areas of the roof will be exact like-for-like replacements.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

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

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

P#21060
PHDC.16.0095

RECEIVED
OCT 11 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: 10/11/16
Meeting Date: 10/25/16
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: 517 N Adams Ypsilanti Mi 48197

Applicant

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

Name: Ben Sheriff

Address: 627 S Mansfield

City	State	Zip
Ypsilanti	Mi.	48197

Phone / Fax	E-Mail
734-680-7291	

Contractor

Contractor Name & Contact Info: Sheriff Goslin

Type of work

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

Complete Description of Proposed Work:

Reroof shingled AREAS of Home
Same shingle + color, same color
Drip edge.

* Ant LOC Shingle

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: 17,900	Permit fee: $35 + 75 = 110 -

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

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

75
35

MICHIGAN RETAIL INSTALLMENT CONTRACT - SHERRIFF-GOSLIN COMPANY - Good Roofs Since 1906

Branch Office	Customer Phone		Customer Email
Ann Arbor	734-961-2761		
Order No.	Year Home Built	Miles One Way	Company Representative
		5	Ben Sherriff
Max Eave Height	D/C Slope	No. of applications of asphalt and/or wood shingles over wood deck	
30	6/12 & 12/12	2	
Building Permit Required? ☒ Yes ☐ No	Governing Authority ☐ City ☐ Twp ☐ County of		

Customer Name: John Belleba

Customer's Mailing Address: 517 N Adams Ypsilanti, Mi. 48197

Address of Property on which Sherriff-Goslin (the "Company") will apply the work described below: Same

Title Owner of Property: Same Work Description ("Work"): On shingled areas of have Tear off, Reskeet with ½" OSB. Install Ice guard on eaves & valleys, synthic felt, steel valleys, pipeboots, box vents, drip edge, shingles, ridge cap. Clean up scraps & haul away. ☐ See attached Addendum.

Material Selected: Amber Art LOC ☐ Roof System:

THE COMPANY GUARANTEES:

ART-LOC® and StormMaster® shingle work carries a **special Sherriff-Goslin Labor and Material GUARANTEE** against leaks and defective material and/or workmanship with full service at no expense to the Customer for 10 years (5 years on Pinnacle®, 3-tab and roll/low slope roofing), except for fire, tornado, hail/impact of foreign objects, ice back-up, certain algae, acts of nature, or other circumstances beyond our control.

Siding is guaranteed for 10 years against defective material and/or workmanship, except for changes in color or obsolescence of material.

Guarantees are only transferable to successor title owners of Property and may not otherwise be assigned.

These Guarantees are in addition to the standard Manufacturer's WARRANTY. Additional information about the Company's Guarantees and copies of the Manufacturer's Warranty can be found at www.sherriffgoslin.com.

Company makes no other warranty or guarantee, express or implied, and expressly disclaims any warranty of merchantability for a particular purpose.

PAYMENT TERMS:

1.	CASH PRICE	$ 17,900
2.	LESS: CASH DOWN PAYMENT	$ 5,000
3.	UNPAID BALANCE OF CASH PRICE (1-2)	$ 12,900
4.	LESS: CASH UPON COMPLETION	$ -
5.	AMOUNT FINANCED (3-4) (Amount of credit provided to you or on your behalf)	$ -
6.	**FINANCE CHARGE** (Dollar amount the credit will cost you)	$ -
7.	TOTAL OF PAYMENTS (5+6)	$ -
8.	TOTAL CONTRACT PRICE (1+6) (Total cost of purchase on credit, including down payment)	$ -
9.	**ANNUAL PERCENTAGE RATE** (Cost of your credit as a yearly rate)	- %

Your payment schedule is:

No. of Payments	Payment Amount	Payments are Due
1	12,900	30 days after completion
		On the _____ day of every month thereafter

Installment payments shall be made by check to the Company's Home Office: 10 Avenue C, Battle Creek, MI 49037.

There is no penalty for prepayment.

If the Property is sold, the unpaid balance on the Contract becomes immediately due.

For any payment 10 days or more past due, Customer shall pay a late charge of 3% of the payment amount or $50.00, whichever is less. Company may demand payment in full when any payment becomes past due. Customer is

NOTICES TO CUSTOMER:

1. **DO NOT SIGN THIS CONTRACT BEFORE YOU READ IT OR IF IT CONTAINS BLANK SPACES. YOU ARE ENTITLED TO A COPY OF THE CONTRACT YOU SIGN. YOU ARE ENTITLED TO A PARTIAL RETURN OF THE FINANCE CHARGE IF YOU PREPAY THE BALANCE.**
2. CANCELLATION. You may cancel this Contract before midnight on the third business day after the date you sign this Contract. To cancel, you must give written notice of cancellation to the Company's Home Office: 10 Avenue C, Battle Creek, MI 49037. Written notice may be provided by mail, telegram, manual delivery, or other personal delivery. Written notice of cancellation shall be effective upon the date of postmarking.

   See attached Notice of Cancellation form for an explanation of this right. Additionally, the Company is prohibited from having an independent courier service or other third-party pick up your payment at your residence before the end of the 3-business-day period in which you can cancel the transaction.
3. PREPAYMENT. If you prepay any balance of this Contract, Company must provide or make available for your examination a statement or table showing how the partial refund of the time price charge is to be computed.
4. NOTICE OF CLAIM. As a condition precedent to Company's obligations under the Guarantee, Customer shall immediately notify Company's Home Office in writing, at the address listed above, if any service is not satisfactorily performed in accordance with this Contract and afford Company the opportunity to repair or replace defective work covered by the Guarantees.
5. EXCLUSIVE REMEDY. Customer's remedy against Company arising out of this Contract and the Guarantees are limited, in the sole discretion of Company, to Company's repair or replacement of work determined to be defective and covered by the Guarantees or the cost of such repair or replacement. In no event shall Company's liability to Customer exceed the Cash Price of this Contract.
6. RELEASE OF LIABILITY. Customer, for himself or herself and his or her heirs, successors, assigns, residents, invitees, licensees, and other guests, releases, indemnifies, and forever discharges the Company and its agents, officers, shareholders, and employees from any and all liability, claims, demands, and causes of actions whatsoever, arising out of or related to any loss, damage. or injury, including, but not limited to, personal injury as a result of asbestos, development of molds, or other environmental exposures arising out of or resulting from Company's Work. Customer releases Company from any claim for indirect, special, punitive, and/or consequential damages.

   X _____ Please initial when read.
7. INSURANCE AND PERMITS. Company shall carry workers' compensation insurance on all its workers at all times and shall obtain all necessary permits.
8. SCHEDULE. Approximate start date is 10-18-16. Approximate completion date is 11-18-16. These dates may change due to circumstances beyond Company's control, such as weather, fire, licensing or permit requirements, availability of materials, destruction of property, or Customer's delay or failure to act.
9. This Contract is subject to the approval of the Company's Home Office.
10. MODIFICATION. This Contract cannot be modified except by writing signed and dated by Customer and authorized agent of the Company.
11. A residential builder or a residential maintenance and alteration contractor must be licensed under article 24 of the occupational code, 1980 PA 299, MCL 339.2401 to

ridge cap. Clean up scraps + haul away. ☐ See attached Addendum.

Material Selected: Amber Art LOC ☐ Roof System:

THE COMPANY GUARANTEES:

ART-LOC® and StormMaster® shingle work carries a special Sherriff-Goslin Labor and Material GUARANTEE against leaks and defective material and/or workmanship with full service at no expense to the Customer for 10 years (5 years on Pinnacle®, 3-tab and roll/low slope roofing), except for fire, tornado, hail/impact of foreign objects, ice back-up, certain algae, acts of nature, or other circumstances beyond our control.

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4.	LESS: CASH UPON COMPLETION	$ -
5.	AMOUNT FINANCED (3-4) (Amount of credit provided to you or on your behalf)	$ -
6.	**FINANCE CHARGE** (Dollar amount the credit will cost you)	$ -
7.	TOTAL OF PAYMENTS (5+6)	$ -
8.	TOTAL CONTRACT PRICE (1+6) (Total cost of purchase on credit, including down payment)	$ -
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If the Property is sold, the unpaid balance on the Contract becomes immediately due.

For any payment 10 days or more past due, Customer shall pay a late charge of 3% of the payment amount or $50.00, whichever is less. Company may demand payment in full when any payment becomes past due. Customer is liable to Company for all actual costs and attorney fees Company incurs in enforcing any terms of this Contract. The price and terms as stated are according to Customer's understanding and there are no promises or agreements other than as stated in this Contract.

You have the right to receive at this time an itemization of the Amount Financed. ☐ I want an itemization ☐ I do not want an itemization

NOTICES TO CUSTOMER:

1. **DO NOT SIGN THIS CONTRACT BEFORE YOU READ IT OR IF IT CONTAINS BLANK SPACES. YOU ARE ENTITLED TO A COPY OF THE CONTRACT YOU SIGN. YOU ARE ENTITLED TO A PARTIAL RETURN OF THE FINANCE CHARGE IF YOU PREPAY THE BALANCE.**
2. CANCELLATION. You may cancel this Contract before midnight on the third business day after the date you sign this Contract. To cancel, you must give written notice of cancellation to the Company's Home Office: 10 Avenue C, Battle Creek, MI 49037. Written notice may be provided by mail, telegram, manual delivery, or other personal delivery. Written notice of cancellation shall be effective upon the date of postmarking.

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5. EXCLUSIVE REMEDY. Customer's remedy against Company arising out of this Contract and the Guarantees are limited, in the sole discretion of Company, to Company's repair or replacement of work determined to be defeetive and covered by the Guarantees or the cost of such repair or replacement. In no event shall Company's liability to Customer exceed the Cash Price of this Contract.
6. RELEASE OF LIABILITY. Customer, for himself or herself and his or her heirs, successors, assigns, residents, invitees, licensees, and other guests, releases, indemnifies, and forever discharges the Company and its agents, officers, shareholders, and employees from any and all liability, claims,. demands, and causes of actions whatsoever, arising out of or related to any loss, damage, or injury, including, but not limited to, personal injury as a result of asbestos, development of molds, or other environmental exposures arising out of or resulting from Company's Work. Customer releases Company from any claim for indirect, special, punitive, and/or consequential damages.

   X _____ Please initial when read.
7. INSURANCE AND PERMITS. Company shall carry workers' compensation insurance on all its workers at all times and shall obtain all necessary permits.
8. SCHEDULE. Approximate start date is 10-18-16. Approximate completion date is 11-18-16. These dates may change due to circumstances beyond Company's control, such as weather, fire, licensing or permit requirements, availability of materials, destruction of property, or Customer's delay or failure to act.
9. This Contract is subject to the approval of the Company's Home Office.
10. MODIFICATION. This Contract cannot be modified except by writing signed and dated by Customer and authorized agent of the Company.
11. A residential builder or a residential maintenance and alteration contractor must be licensed under article 24 of the occupational code, 1980 PA 299, MCL 339.2401 to 339.2412. An electrician must be licensed under the electrical administrative act, 1956 PA 217, MCL 338.881 to 338.892. A plumbing contractor must be licensed under the state plumbing act, 2002 PA 733, MCL 338.3511 to 338.3569. A mechanical contractor must be licensed under the Forbes mechanical contractors act, 1984 A 192, MCL 338.971 to 338.988. Company is licensed, License No. 2104004965.
12. CONSTRUCTION. If any provision of this Contract is for any reason held to be invalid or unenforceable, such provision will not affect any other provision of this Contract, but this Contract will be construed as if such invalid and/or unenforceable provision had never been contained in the Contract.

Sales Representative Signature: Ben Sherriff	Date: 10-11-16	Telephone Number: 734-680-7291	
Customer Signature: John D. Bellah Jr.	Date:	Customer Signature:	Date:

The Customer hereby acknowledges receipt of a completed copy of this RETAIL INSTALLMENT CONTRACT and acknowledges that Company reserves the right to cancel this Contract upon discovery of an unfavorable credit report.

Customer Signature: John D. Bellah Jr.	Customer Signature:

RECEIVED
OCT 13 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

updated PHDC-16-0095

ADDENDUM TO RETAIL INSTALLMENT CONTRACT - SHERRIFF-GOSLIN COMPANY

Buyer(s): John Belleba Date: 10-13-16

Order Number: _____ Sales Representative: Ben Sherriff

Continued Work Description:

Replace 3 sections of flat roofing on house with Roll Roofing. Repair wood as needed 7/16" OSB a sheet $35 and 1x's for $3.50 a foot. Money for wood Repair Due at Completion of job.

Total Cost of Job is $21000 with $5000 Down before job is started

Signature of Buyer(s): John D. Belleba, III Date: 10-13-16

_____ Date: _____

Signature of Sales Representative: Ben Sherriff Date: 10-13-16

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF October 11, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	Ypsilanti Historical Center Archives, 220 N Huron St.
Commissioners Present:	Anne Stevenson, Alex Pettit, Jane Schmiedeke, Mike Davis Jr., Ron Rupert, Hank Prebys
Commissioners Absent:	Jane Schmiedeke, Erica Lindsay
Staff Present:	Cynthia Kochanek, Associate Planner Yasmin Ruiz, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Prebys)

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS

410 N. Huron

**Application is for lighting replacement, front door repair, landscaping*

Applicant: Noah Mass, Owner

Discussion: Mass: States he has done more research based on previous feedback. Has brought five different proposals that are simpler that follow with what they agreed with last time and align with what they would like to do with the house. Hoping that one or two of them would meet their requirements.

Prebys: Asks for a review of the items from last week.

Stevenson: States they had some discussion about the light fixtures. States that the examples originally brought in were too specific to particular time periods. The Commission asked for something simpler with less

ornamentation but still harkened to the singular light on the top of the porch.
Mass: The feedback from last week was option B but simpler. He took that back and picked items with less ornamentation and detail. This will replace the track lighting and be just one light centered on the front door.

Stevenson: States that D certainly has less detail. Asks the Commission for their opinions.

Davis: States that all but C are acceptable. They are reminiscent of each other.

Stevenson: States that only C is inappropriate. States that the owner may pick from any of the other four.

Motion: Davis: (second: Prebys) Moves to approve the work at 410 N. Huron to include the replacement of the track lighting with a new light fixture. The new light fixture should be from the sheet the applicant dropped off. Either options A, B, D, or E with the exception of C. Repair and re-staining of existing front door with either Yankee Barn or Redwood color. Also to include replacing the existing Yews in the front lawn with Green Mountain Boxwood Headrow.

Secretary of the Interior's Standards:
#3 – Do not imitate earlier styles.
#6 – Repair, don't replace. Replacements shall match original.

Approval: Unanimous. Motion carries.

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

Applicant: Karl Staffield - Absent

Discussion:

Rupert: States he spoke to him regarding where to get windows to fit the HDC policies. He gave him some commercial window companies and information about sash packs. He did not specify any particular company. Suggested strictly commercial companies.

Davis: Inquires how long an application can be tabled for.

Stevenson: States the applicant has 60 days.

Ruiz: States the applicant has until the next meeting until the application is denied.

Kochanek: States the applicant has been receiving letters every time the application has been tabled.

Motion: Pettit (Second: Prebys:) Moves to table the application at 315 Washtenaw pending the receipt of further information regarding the windows and light fixture information.

Secretary of the Interior's Standards:
N/A

Approval: Unanimous. Motion carries.

NEW BUSINESS

405 Maple

**Application is for adding gutters, rehab of fascia & soffit*

Applicant: Gary Turner

Discussion: Stevenson: Came in as a study item and is an amendment to a previous application for a porch replacement. Asks what the other change was besides the half-round gutters.

Turner: States the half-round gutter with the fluted downspout. Re-conditioned the beam at the top with the original box beam and re-furbished the soffit and fascia.

Prebys: Asks if the lattice is framed below the porch.

Turner: States that it is. States the porch also needs to be re-roofed. Wanted to know if they had the option to use a metal roof, first for the porch, and ultimately for the entire house.

Rupert: Asks what type of metal the owners were considering.

Turner: States the owners really would like corrugated, galvanized metal.

Rupert: States that a tin or copper roof may be possible. The corrugated metal roof would be too inappropriate.

Turner: States the owner had seen a home that is brightly colored and has a corrugated metal roof in the district. Asks if they would be open to a standing seam solution. Asks if there is a certain direction with the colors they would like.

Pettit: States they would be open to a standing seam solution. Also tates they avoid bright white for the possible color.

Stevenson: States really anything very bright would not be appropriate.

Turner: Asks that as long if it's not a bright neon color would they find in acceptable? Asks if he needs to come back and get approval with the color scheme.

Rupert: States they would not approve any bright neon colors. The color would have to be something subtle like brown, black or dark green.

Turner: Asks if the owner could just do the porch right now as he does not believe they have the money to do the entire house at the moment.

Rupert: States they could start with just the porch roof.

Turner: Asks if he would have to come back with the colors and if he would have to come back with a separate application for that work.

Stevenson: States that he would. Asks him to bring in color samples and a spec sheet of the proposed work.

Motion: Pettit (second: Davis): moves to amend the application for 405 Maple to include the addition of half-round gutters, fascia and soffit. All work to be painted white.

Secretary of the Interior Standards:
#5 — Preserve distinctive features.
#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

314 E. Cross
**Application is for repainting.*

Applicant: Mike Overdier

Discussion: Stevenson: Verifies that no power washing will be used and that everything will be hand washed.

Overdier: States it is aluminum siding. States they will use a sponge and a mild detergent to clean the home before painting. States that the blue will be for the body of the house but the trim will be white.

Motion: Prebys (second: Davis) motion to approve the painting of the home at 314 E. Cross. Body to be blue per the sample that was given which is

Valspar 4008 3C Silver Fox with white trim. No power-washing to be used only hand washing with appropriate cleaning materials.

Secretary of the Interior Standards:
#5 – Preserve distinctive features.
#7—Clean building gently-no sandblasting.
#10 -New work shall be removable.

Approval: Unanimous. Motion carries.

315 E. Cross
**Application is for glass block replacement basement windows.*

Applicant: Valerie Kempen - absent.

Prebys: States that the home does not appear to be a 1943 home. It appears to be an 1860's home with an attached garage and breezeway that was re-decked and a front porch added.

Stevenson: Agrees that the home does not appear to be a 1943.

Rupert: States that the added exterior chimney on the side makes it appear to be not from 1943.

Pettit: States he has seen things with glass blocks in the HDC but they require the blocks to be set back like the historic windows. We allow people to black out windows.

Stevenson: States she has no issue with glass blocks. States that these are so small that they should not even be visible. States they have been allowed in the past as long as they are not on the front façade.

Rupert: States that in the past they were not allowed on the corner of High and Park street because they were on the street side.

Stevenson: Asks if the home was on the corner.

Pettit: States it is not.

Stevenson: States they should say this is acceptable on the side elevations but on the front elevations other options will be needed.

Prebys: States that if a neighbor wants to do it and they have a 19th century house what will they tell them? Asks if that will destroy the integrity of a historic house.

Stevenson: States the home is early 20th century. They could state it is not for 19th century homes. Asks the Commission if they want to go any further with this issue.

Rupert: Asks if there are any windows in the front. States if they start mixing styles it could open the door for other people. States he votes no.

Prebys: States he also votes no.

Pettit: States that simply what they are proposing he says no. States there are other ways to downplay the style.

Motion: Prebys (second : Pettit) Moves to deny the application for 315 E. Cross for replacement of basement windows with glass block due to the inappropriate quality for the building.

Stevenson: Opposes.

Secretary of the Interior Standards:
#5— Preserve distinctive features.
#10- New work shall be removable.

Approval: 4 Yay. 1 Nay. Motion carries.

STUDY ITEMS

64 N. Huron

Applicant – Anita Phillips

Phillips: States she is representing NTH consultants who is the engineer who is representing the building owner which is DTE. States the current second floor windows, which are wood-framed, are deteriorating and they would like to replace them. The first floor store-front windows were recently replaced with a copper-colored aluminum windows. They were wondering if they would be able to replace the second story windows to match the first-floor windows.

Rupert: States it would be totally inappropriate to replace the wood windows with aluminum windows.

Stevenson: States they could be aluminum-clad windows but they want to maintain wood windows.

Phillips: Asks if they can't replace them to match the bottom floor.

Prebys: States that the first floor windows were metal windows intended to be show windows and the second floor windows were intended to be wood. Asks if DTE was intending to replace the sash or to replace the entire window.

Phillips: States it depends on the condition of the window frame.

Stevenson: States that if they were salvageable it would be better to repair them than replace them.

Phillips: Asks if they wanted the windows to match they could paint them to match the top windows copper.

Stevenson: States they could be painted any color.

Phillips: Asks if they could replace the single-pane windows with double-pane.

Rupert: States most assuredly.

Ron: States they would necessarily not need screens but to check with the building department.

Phillips: Asks if they would need screens if the top floor is not used as a residence but as a dance studio.

Rupert: Suggests a sash pack unit in order to preserve a lot of the original building.

Davis: States their major concern is to preserve as much of the original building as possible.

Rupert: States there is a unique detail on the sill that will not be included in the sash pack. They will have to add that detail in later with another material. Preferably a composite material.

Prebys: Asks them to consider any range of colors for the windows. They do not necessarily have to match the windows on the bottom.

46 N. Huron

Applicant – Jeff Greaves and Alex Monroe

Prebys: Asks what they are thinking about.

Greaves: States they are putting beams in and reconfiguring the post and beam on the interior. They will also deck the room.

Prebys: States they are essentially replacing the roof.

Greaves: States it would essentially be the same without the massive hole. They would like to deck the roof and put in the different materials. It's a battleship grey roof and it will be the same.

Stevenson: Seems fine and should be an administrative approval.

Rupert: States that they do not allow any torching on the roof at all.

108 N. Adams

Applicant: Devin 'O Rourke

'O Rouke: They are currently using the home as a community center. Above the porch is an awkward flat porch that used to be a balcony. They would like to build a greenhouse there. He was also wondering about the policies of solar panels. They would also like to put an ornamental barrier on the bus station side of the property.

Prebys: States they should bring in a sketch showing the fence before he submits an application.

Stevenson: States that the solar panels would not be allowed on the primary side of the house. They would not want them to be visible.

'O Rokure: Asks again about any possible signage.

Stevenson: States for him to bring in some more fleshed out information to the next meeting.

Hank: States they would like to see the work before massive amounts of time and money have been invested.

Davis: States they would like more information regarding the greenhouse. It would have to be removable.

100 Marketplace:

Prebys: The signs on the freight house are in very bad condition. Would like to replace the sign with aluminum. They would like something very simple composite fiber board which will not deteriorate to fit the original posts. There would be five signs in different locations.

Davis: States he has no problem with the signs but they might be pushing the sign ordinances due to the amount of square footage.

Stevenson: Asks what the size would be.

Prebys: Three feet by four feet. They are using the Michigan Central Railroad colors.

Kochanek: States that they may be pushing the sign ordinance.

ADMINISTRATIVE APPROVALS – None.

OTHER BUSINESS

Property Monitoring

108 N. Adams –

Ruiz: States that the property owner is repainting their home with the original colors and did not require an application. States she spoke with Bonnie about the decision.

Prebys: Asks if he indicated how the accent colors were to be used.

Ruiz: States it is indicated on the application he turned in. The base will be green with gold doors with gold and purple trim. States that the house was painted white but it appears that now that it was a primer coat.

Mexican Restaurant on Washtenaw Street.

Rupert - Two signboards were put up and the owner took down the Art Deco Canopy.

Stevenson: They came to us with application to change the dimension of the canopy. The canopy would have the eight inches plus whatever the addition of the molding would be, making it about twelve inches. They had approval of the work being done.

Ypsi Brewery

Rupert - The malt corral that is behind is still not painted. The wooden pressure-treated fence is still not painted.

526 N. Huron St.

Rupert - Rex was in about putting in steps and handrails. It is not painted yet. It is still raw wood.

520-522 N. Huron St.

Rupert - A fence has been put in between the two homes. One is owned by Linda French and the other is a rental.

HDC Vinyl Resolution –

Stevenson: Mentions the changes that were put into the resolution last week. States they did not want to make any decisions when Commissioner Prebys was not present. States that the "except under extreme circumstances was added at the last meeting."

Prebys: States he is fine with that.

Stevenson: States the other issue was the "will not issue a certificate of appropriateness."

Prebys: States he does not have a good idea of what that means.

Stevenson: States it differentiates the Commission. It is not a public facing document.

Kochanek: States it will go in their fact sheet.

Stevenson: States that it helps them by issuing them they do follow the Secretary of the Interior Standards. States that there have been instances where they have given property owner's permission to proceed without it necessarily being appropriate. States that differentiating the language could be beneficial.

Pettit: States that some of the language could change extreme from extraordinary.

Prebys: States that it gets the point across.

Motion: Prebys (Rupert): Moves approval of this resolution for the vinyl resolution.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 27, 2016.
Motion: Hank (second: Pettit) moves to approve the minutes as amended from September 27, 2016.
Approval: Unanimous. Motion carries.

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

MEETING ADJOURNED AT 8:25 pm

REFINISH OR REPLACE EXISTING WOOD FRAMED WINDOW WITH WOOD FRAME SYSTEM OR ALUMINUM CLAD SYSTEM (TYPICAL)

PAINT FRAME TO MATCH EXITING STORE FRONT WINDOWS (WORK TO BE COMPLETEDBY OTHERS)