

**CITY OF YPSILANTI**  
**Historic District Commission**  
**Regular Meeting Agenda**

**Tuesday, March 22, 2016**  
**7:00 p.m.**

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

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

**I. CALL TO ORDER AND ROLL CALL**

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

**II. APPROVAL OF AGENDA**

**III. PUBLIC COMMENTS ON AGENDA ITEMS**

**IV. PUBLIC HEARING – None**

**V. BUSINESS SESSION**

A. OLD BUSINESS

**1. 224 N River St.**

**Fence installation**

B. NEW BUSINESS

**2. 119 N Adams St.**

**Fence installation**

**3. 526 N Huron St.**

**Removal and install of steps and deck**

**4. 539 Maple Court**

**Solar panel installation**

**5. 108 Buffalo St.**

**Reroof**

**6. 405 Maple St.**

**Demo and rebuild of front deck**

**7. 304 N Hamilton**

**Reroof**

C. STUDY ITEMS

**8. 116 Maple St.**

**Porch repair**

**9. 120 N Huron St.**

**Elevator tower addition**

D. ADMINISTRATIVE APPROVALS

**10. 1 S Huron St.**

**Reroof**

E. OTHER BUSINESS

**VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

**VII. HOUSEKEEPING BUSINESS**

Approval of the minutes of March 8, 2016

**VIII. ADJOURNMENT**

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

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

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

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

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

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

### **3. Do not imitate earlier styles.**

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

### **4. Preserve significant changes acquired over time.**

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

### **5. Preserve distinctive features.**

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

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

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

### **7. Clean building gently—no sandblasting.**

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

### **8. Preserve archaeological resources.**

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

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

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

### **10. New work shall be removable.**

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



# HDC Work Permit Staff Review

*Property address:* 224 N River St

*Date of Review:* March 3, 2016

*Date of Meeting:* March 22, 2016

*Proposed work:* Installation of privacy fence

*Materials:* 6' wooden, dog ear privacy fence

*Staff review:*

1. Staff spoke with applicant to clarify application—applicant stated that she would like to install a **6'** wooden privacy fence on **all** sides of the back yard. If possible, she would like to keep the existing chain link fence and install the wooden privacy fence on the interior of the chain link fence.
2. Applicant states that there will be a 12' gate at the driveway.
3. Contractor statement suggests that there may be a required 18" gap between the two fences—HDC may want to clarify if that would be between the chain link fence and the proposed privacy fence.
4. HDC may want to reiterate the requirement for pressure treated wood to be stained with an opaque stain or painted.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

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

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

**5. Preserve distinctive features.**

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

**10. New work shall be removable.**



# Ypsilanti Historic District Work Permit Application

Rec 20241

#1

Date filed 2/21/16 for HDC meeting date \_\_\_\_\_

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

Property Address 224 N River St

Applicant  Owner  Architect  Contractor

Name Judy Weinburger

Address 224 N River St

City Ypsilanti State MI Zip 48198

Phone 734-260-3229 Fax \_\_\_\_\_

E-mail JudyWeinburger@HowardHanna.com

Owner \_\_\_\_\_  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor Lowe's  
(Name, address, phone) Carpenter Road, Ypsilanti, MI

**Action Items only:**  
Construction Cost 3309 Permit Application Fee 40  
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

### To complete this application:

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

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

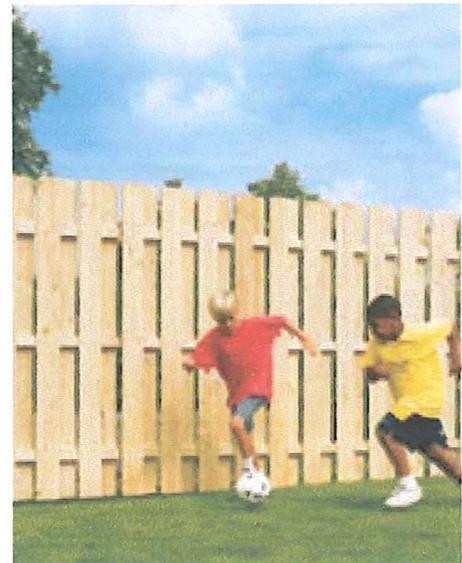
Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

**Incomplete applications will not be considered.**

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



# Wood fence installation



## Installation services include:

Setting of all posts in concrete.

Installation of fence to manufacturer's specification or to local code.

Installation of walk gate (up to 4' wide) or drive gates (up to 12' wide).

Testing to ensure proper operation of gates.

Cleanup after job is done.

Haul-away of fence materials related to installation.



LTR-XTR-0085

Store #	734	Sales Specialist	Michael Lopez
Customer Name	Judy Weinburger	License #	2105197369
2nd Contact Name		Home Phone	(734) 260-3229
Job Site Address	224 N. River	Work/Cell Phone	
City, State and Zip	Ypsilanti MI 48193	Customer Email	

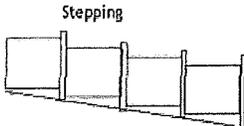
<b>Preparation:</b> <input checked="" type="checkbox"/> Pre-installation inspection <input checked="" type="checkbox"/> Provide appropriate protection to home during installation <input checked="" type="checkbox"/> Obtain and post any necessary permits <i>TBD</i> <input type="checkbox"/> Dedicated project support staff will be in contact with you every step of the way	<b>Additional Considerations:</b> <input type="checkbox"/> Clear fence line <input type="checkbox"/> Add tension wire or wire mesh <input checked="" type="checkbox"/> Remove/haul away old fencing material <i>/cleaning \$550<sup>00</sup></i> <input type="checkbox"/> Custom work:
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<b>Installation:</b> <input checked="" type="checkbox"/> Mark and prepare post hole locations <input checked="" type="checkbox"/> Install posts and backfill holes with concrete <input type="checkbox"/> Install fence material, including gates, hardware, and fasteners	<b>Clean-up/Final Inspection:</b> <input checked="" type="checkbox"/> Complete final cleanup and haul away all job related debris <input checked="" type="checkbox"/> Test product and perform complete inspection with customer <i>Good side fencing out would require minis 18" between fences.</i>
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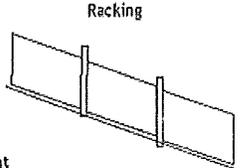
**Notes & Product Description**

New fence to be installed to the following grade specification (circle one):

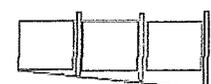
Stepping



Racking

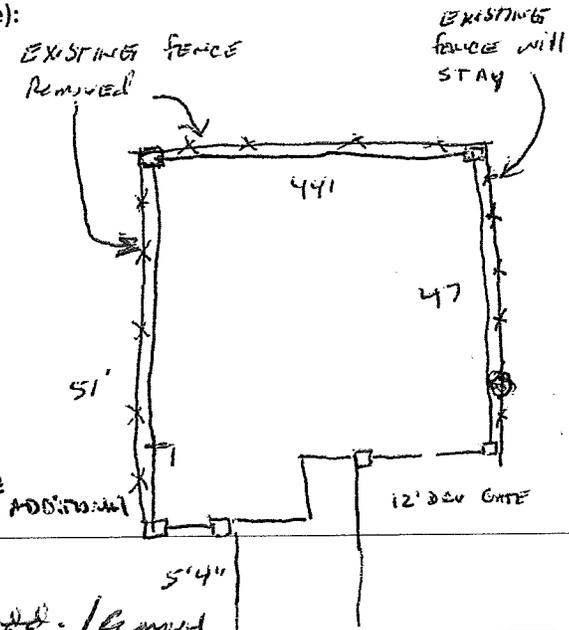


Straight



- 6' DOG EAR PRIVACY TREATED WITH  
12' DOUBLE GATE \$3309.04

- Removal and haul away of 95 L.F. \$550.00 *additional*



**Total Investment** \$3309.04 *permit add. / Removal*

All installation services are guaranteed by Lowe's labor warranty. Additional charges may apply for permit fees. Professional installation available through independent contractors licensed and registered where applicable. License numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and/or Lowe's Home Centers, Inc.: AL #8187; AK #39289; AR #0037290514; AZ #ROC291645; CA #991832, Bond #106055877; CT #HIC0639387, #MCO.0903044; DE #1993102010; FL #CCCC1326824, #CGC1508417, #CRC1327732, #FRO4517; GA #RBC0005306; HI #C-33489; IL #104014837; KS-Arkansas City #R-2010-0036, Wichita #5495, Johnson County #2012-6366; KY-Lexington #11562; IA #C110383; ID #RCE-38637; IN-Hammond #017105-02; LA-#HMP2481, CBC#16533, #554408; MA #148688, #35194; MD #91680-22; MI #2102144445; MN #BC629859; MS #R17568; MT #161006; NC #70220; ND #30316; NE #23319; NM #382385; NY-New York City #1291730, #1291733, #1375178, #1351065, Nassau #H177890000, #H1777890100, #H1777890200, Suffolk #43906-H, #48295-ME, #44066-MP, #41444-HF, Buffalo #556853, Putnam #PC2742-A, Tonawanda #CN0391, Rockland #H-11092-B6-00-00, Westchester #WC-23319-H10; NV#0079079; OH-Columbus #G5872, #HIC4565, Lancaster #500596, Warren #4266; OK #48191, 80000341, 002337; OR #202237; PA-Sunbury #751, Johnstown #0467; RI #20575; SC #G116664G118696; TN #64743, #3070; TX #TACLB24674E, #EC-29349; UT #9002087-5501; VA #2701036596A; WA #LOWESH863DH; WV #WV014656; and WI #1133309. License number(s) and certifications may be subject to change in accordance with local or state government processes. For the most current listing of license numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and related entities, please visit <http://www.lowes.com/licensenumbers>.

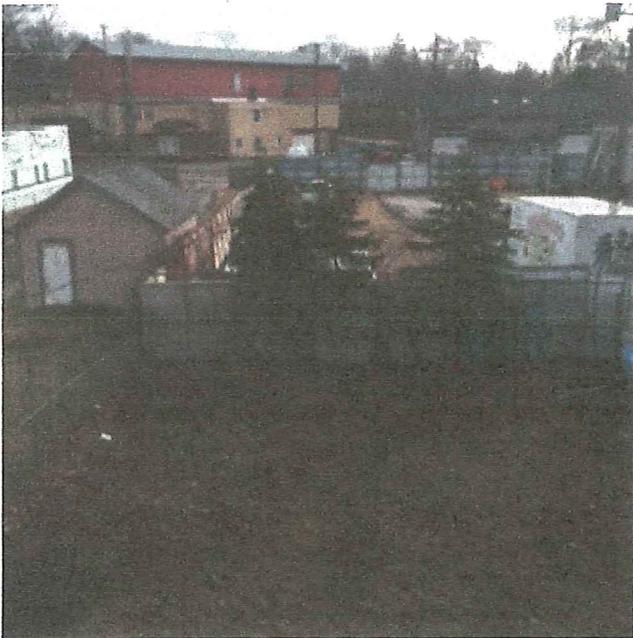
IMPORTANT: This is an estimate only. This estimate is subject to change and does not bind you or Lowe's. This estimate is not a contract nor will it modify any future contract you may sign with Lowe's for the installation services. You may accept this proposal only by signing the appropriate Exterior Solutions Installed Sales Contract with Lowe's and making payment according to the terms and conditions therein. (Estimate good for 30 days). Installation fees will be and additional charges may be based on total product required to fulfill order (including waste), which exceeds actual area square footage. If you would like to discuss the measurements or would like a copy of this document, please contact the Lowe's Store Associate. Please review your contract carefully for all charges prior to signing.



BACK YARD



SIDE YARD



BACK YARD

Haley McAlpine

March 15, 2016

Historic District Assistant

City of Ypsilanti

One South Huron

Ypsilanti, MI 48197

Re: Fence permit for 224 N. River St.

Dear Ms. McAlpine,

Thank you for your response to my request. I plan to attend the next meeting on March 22 to answer questions about the fence. I do intend to stain it to match the existing deck on the back of the house. This color matches the house. It is an Olympic stain called seafoam. Since it will cost extra to remove the chain link fence I would like to avoid doing that. But if necessary I will have the chain link removed.

I did not want to contact my neighbors until I know if I have the approval to proceed. But if I need to remove the chain link then I will be contacting my neighbors to get their approval. I would like to know that I can go through with the project before I contact them.

The installation can be done quickly and easily with the chain link in place. And it is less costly. I will discuss it with the commission.

Sincerely,

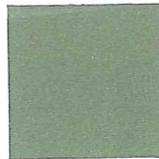


Judy Weinburger



← Deck

stain.



Seafoam



# HDC Work Permit Staff Review

*Property address:* 119 N Adams St

*Date of Review:* March 14, 2016

*Date of Meeting:* March 22, 2016

*Proposed work:* Installation of a 5' picket fence around the parking area; and a 4' picket fence around most of the perimeter of the property

*Materials:* 1"x4" picket fence, painted Dover White

*Staff review:*

1. Applicant wants to install a wooden picket fence, 4' around the parking area, and 5' around the perimeter of the house.
2. Staff spoke with applicant and he stated that he will be building the fence himself—that he wants to use 3 ½" boards with a couple of inches in between.
3. Applicant states that he wants to discuss the exact details of the fence with the Commission. Commission may want to inquire about the exact placement of the fence.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

*Relevant Secretary of the Interior's Standards:*  
#3, #9, #10

Suggested items to include in a motion to approve:  
Work approved to include the installation of a 5' wooden picket fence, painted Dover White, to be placed around the parking area; and a 4' wooden picket fence, painted Dover White, to be installed around the perimeter of the property.

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 20267

#1



# Ypsilanti Historic District Work Permit Application

Date filed 3/7/16 for HDC meeting date 3/22/16

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

Property Address 119 N. ADAMS ST.

Applicant  Owner  Architect  Contractor

Name C. HEDGER BREED

Address 119 N. ADAMS ST

City YPSILANTI State MI Zip 48197

Phone (734) 216-4666 Fax \_\_\_\_\_

E-mail \_\_\_\_\_

Owner \_\_\_\_\_  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor \_\_\_\_\_  
(Name, address, phone)

Action Items only:  
Construction Cost 1500.5 Permit Application Fee 35.00  
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

### To complete this application:

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

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

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

**Incomplete applications will not be considered.**

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

**Ypsilanti Historic District Work Permit Application**

Date filed \_\_\_\_\_ for HDC meeting date \_\_\_\_\_

Property Address 119 N. ADAMS ST

Applicant C. HEDGER BREED

**Description of proposed work** (see sample applications)

BUILD 5 FT FENCE AROUND PARKING  
AND 4 FT. PICKET FENCE ON MOST OF  
THE PERIMETER

**Materials**

1" x 4" PICKETS

**Colors** (Attach color chips or samples) DOVER WHITE

Body _____	Accent 1 _____
Trim _____	Accent 2 _____
Roof _____	Other _____

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

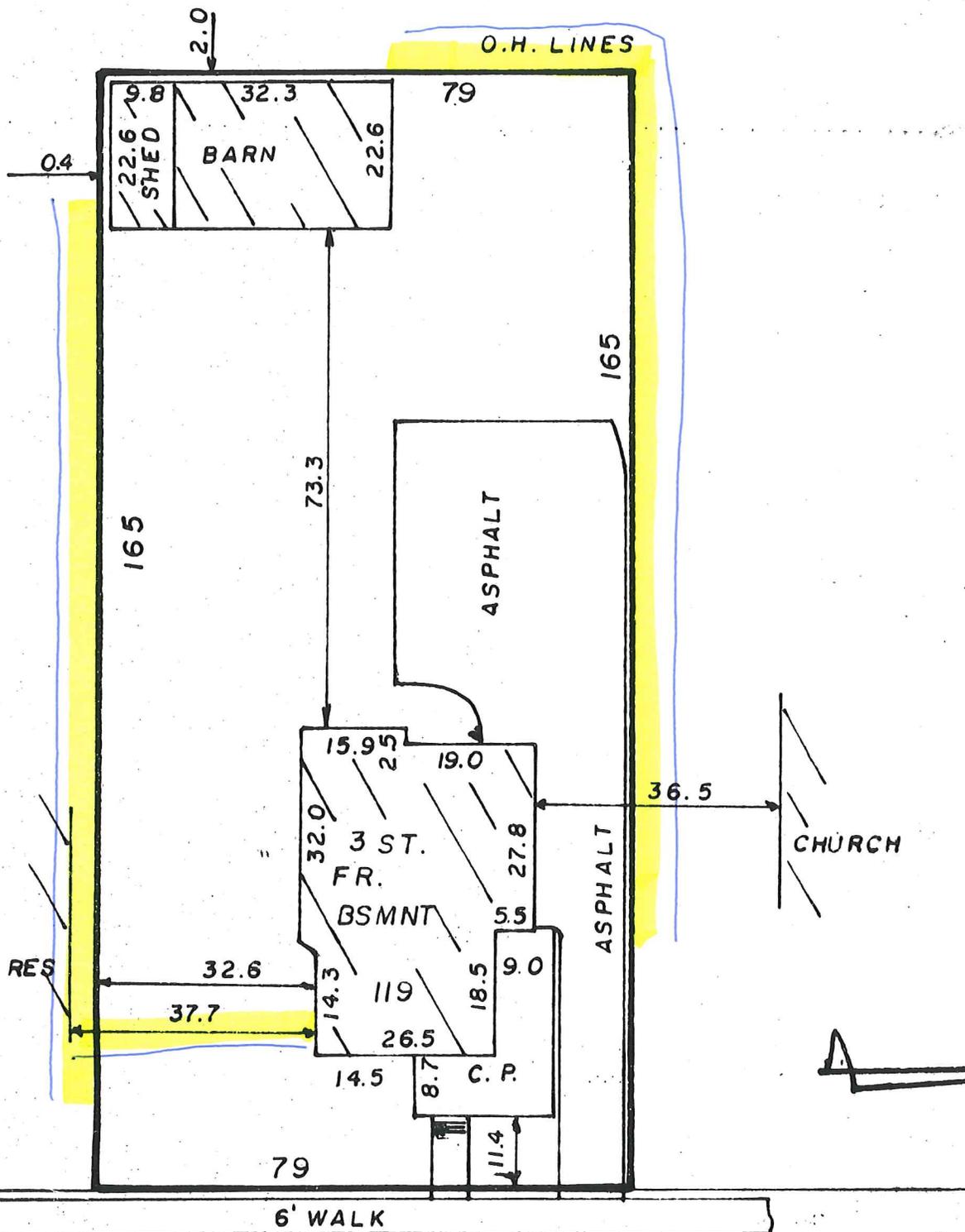
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed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

C. Hedger Breed  
Signature of Applicant

7 MAR 2016  
Date

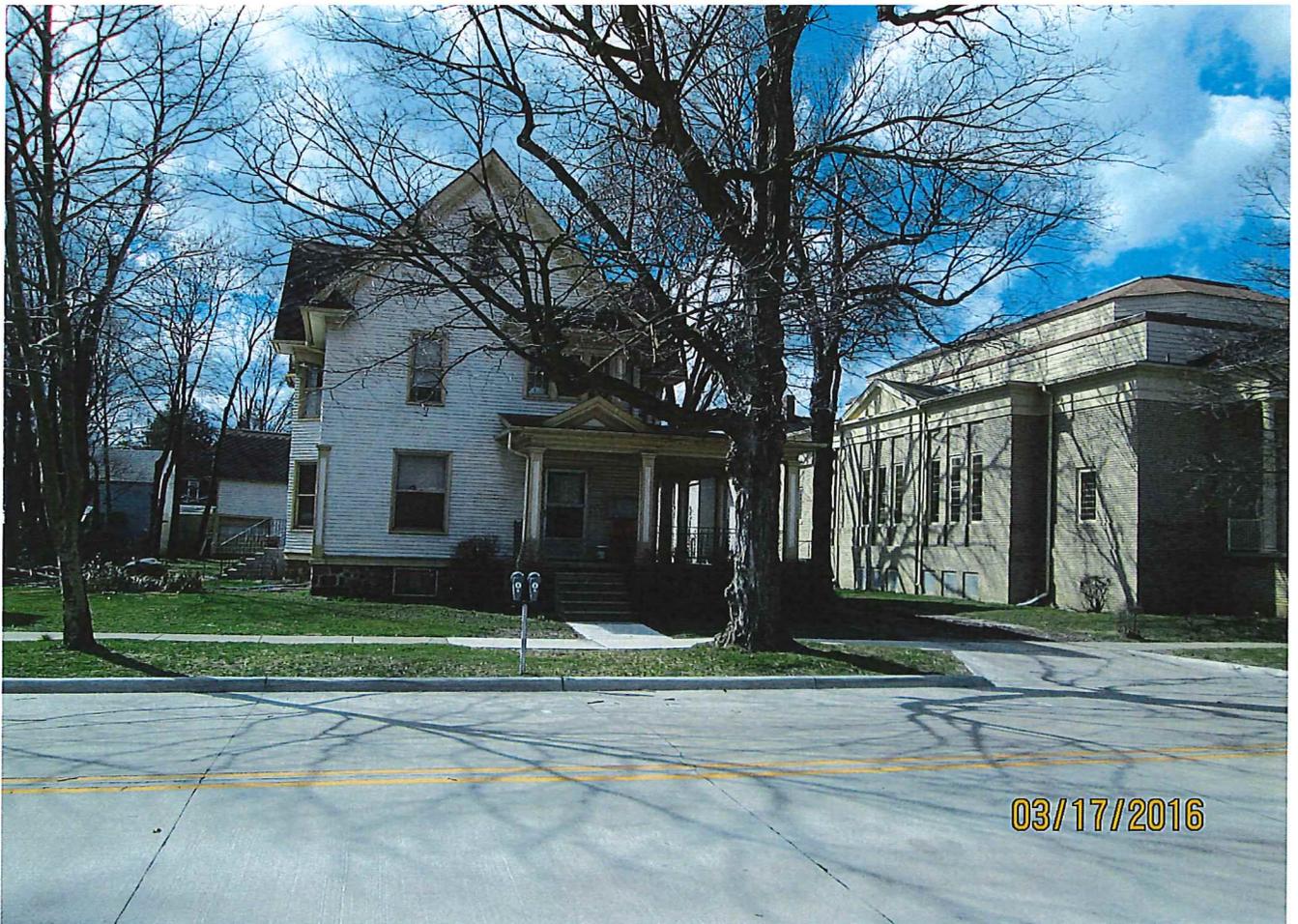
ect to Easements and Restrictions of Record.

only known as: 119 North Adams Street, Ypsilanti, Michigan.



N. ADAMS ST. 66' wd.

119 N ADAMS



119 N ADAMS



119 N ADAMS - REAR LOT





# HDC Work Permit Staff Review

*Property address:* 526 N Huron St

*Date of Review:* March 14, 2016

*Date of Meeting:* March 22, 2016

*Proposed work:* Removal of existing concrete steps and landings and the installation of a new wooden deck and wooden steps.

*Materials:* Wolmanized Wood (wood treated with a copper-based preservative and an efficacious fungicide)

### *Staff review:*

1. Applicant wants to remove existing concrete steps and landing, and install a new wooden deck and steps.
2. Deck will feature a 2x4 top rail, and a 2x4 bottom rail. Square bolsters will be buried 42" deep.
3. Staff researched Wolmanized wood and included info sheet—Commission may want to confirm that this is the exact type of wood being used.
4. Commission may want to inquire about the finished state of the wood—if it will be painted or stained.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

### *Relevant Secretary of the Interior's Standards:*

#2, #9, #10

Suggested items to include in a motion to approve:  
Work approved to include the removal of existing concrete steps and landings; and the installation of a new deck and steps made of Wolmanized wood.

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.**



# Ypsilanti Historic District Work Permit Application

Date filed 3/9/16 for HDC meeting date 3/22/16

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

Property Address 526 N. HURON

Applicant  Owner  Architect  Contractor

Name REX RICHIE

Address 1065 MAPLEWOOD

City YPSILANTI State MI Zip 48198

Phone 734-8340714 Fax \_\_\_\_\_

E-mail SRR106@att.net

Owner \_\_\_\_\_  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor \_\_\_\_\_  
(Name, address, phone)

Action Items only:  
Construction Cost 2,000 Permit Application Fee 35<sup>00</sup>  
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

### To complete this application:

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

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

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

**Incomplete applications will not be considered.**

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

# Ypsilanti Historic District Work Permit Application

Date filed \_\_\_\_\_ for HDC meeting date \_\_\_\_\_

Property Address 524 N. MORON

Applicant REX RICHIE

## Description of proposed work (see sample applications)

Tear out concrete steps. INSTALL WOODEN STEPS and Deck.

## Materials

WOLMANIZED WOOD

## Colors (Attach color chips or samples)

Body \_\_\_\_\_

Accent 1 \_\_\_\_\_

Trim \_\_\_\_\_

Accent 2 \_\_\_\_\_

Roof \_\_\_\_\_

Other \_\_\_\_\_

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

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

Rex Richie  
Signature of Applicant

3-9-16  
Date



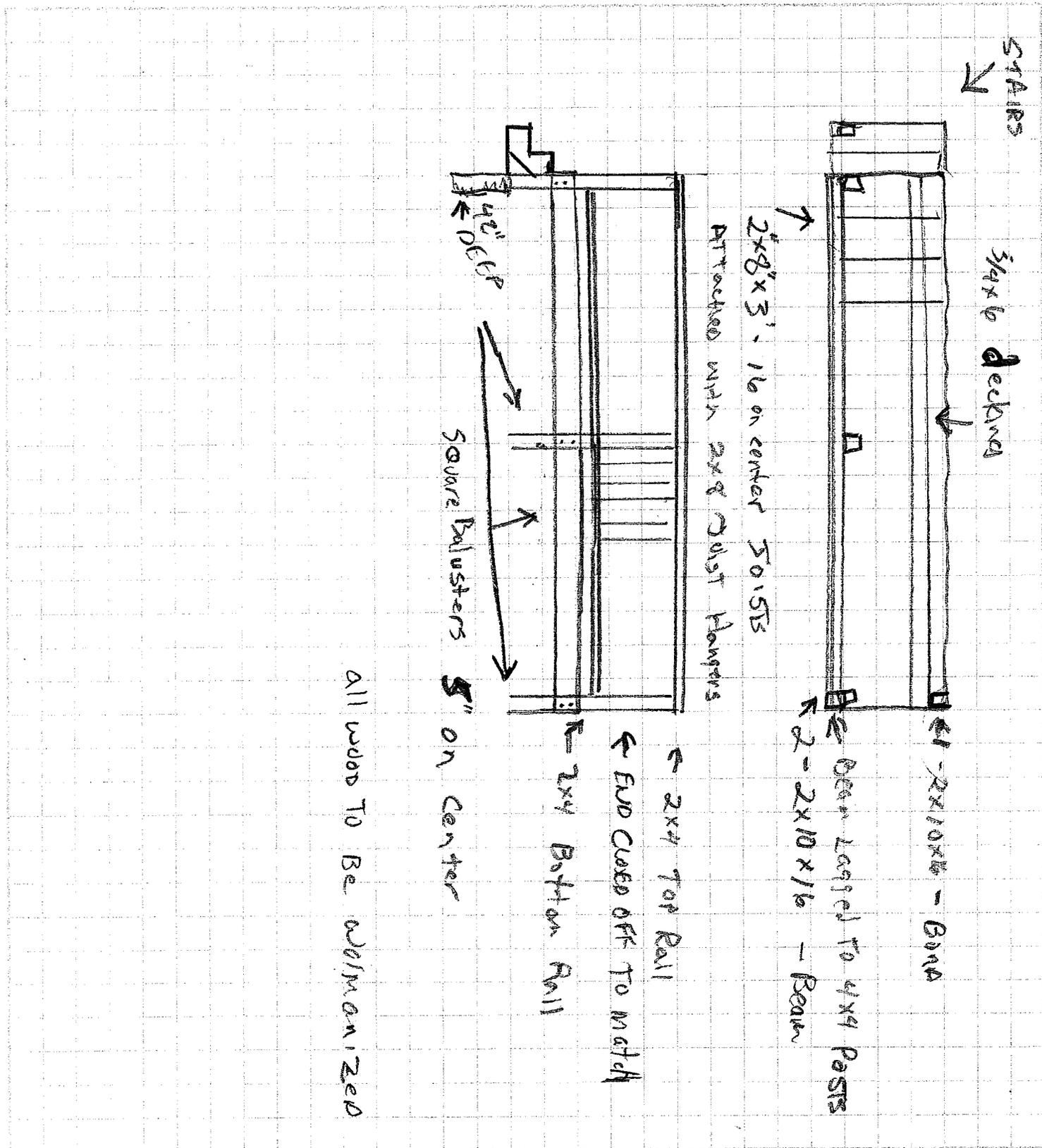
CHARTER TOWNSHIP OF YPSILANTI  
COMMUNITY & ECONOMIC DEVELOPMENT  
7200 S. Huron River Drive, Ypsilanti, Michigan 48197  
734-485-3943 • 734-484-5151

NAME \_\_\_\_\_

PROJECT \_\_\_\_\_

DATE \_\_\_\_\_

ATTENDEES \_\_\_\_\_







526 N HURON



2029527



03/17/2016



[Share](#)

# Overview

## Overview

### BARamine® Technology

### New Standards in Treated Wood

### Homeowners

### Professionals

### Environmental Benefits

### Literature

### Licensed Producers

### SDS Requests

Treated with a copper-based preservative and an efficacious fungicide, this wood is ideal for applications including decks, retaining walls, fences, picnic tables, planter boxes, walkways, sill plate and structural members. With products suitable for both above ground and in ground contact uses, it comes with a limited warranty for most residential applications (Click here for [warranty registration](#)). See below for the advantages of Wolmanized® Residential Outdoor® Wood, now available with [BARamine® technology](#).

[BARamine®](#) is an ingredient added to Wolmanized wood treatment by a growing number of licensed producers. It adds a broader range of resistance--including defense against certain copper-tolerant fungi-- and better preservative penetration.

Wolmanized Outdoor wood is certified by Home Innovation Research Labs as meeting requirements for termite-resistant materials in the National Green Building Standard™ and by EcoSpecifier as a Verified Product. It is a natural and environmentally responsible choice: it's made from wood, a renewable resource and treatment extends the life of the wood. A life cycle analysis confirms the [environmental benefits](#). Another [life cycle assessment](#) shows scientifically the environmental advantages of copper azole-treated wood over wood plastic composites.



To top it off, this wood costs less than alternatives such as redwood, cedar, tropical hardwoods, and artificial wood. [Learn more about Outdoor® wood for western species.](#)

#### **Wolmanized Residential Outdoor Wood: Advantages**

- Real wood. Natural Beauty. Trusted name.
- Protected against termites & fungal decay by copper azole preservative.
- Meets model building codes, industry standards & EPA regulations.
- Limited warranty. (See online [warranty registration](#).)
- Produced by independent licensees of Arch Treatment Technologies, who follow enforced quality control measures.
- Built-in Stabilyzr® water repellent additive available for moisture protection when good appearance desired.
- Offers a host of environmental benefits and certifications.

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*For our full line of treated wood brands, visit [www.wolmanizedwood.com](http://www.wolmanizedwood.com).*



# HDC Work Permit Staff Review

*Property address:* 539 Maple Court

*Date of Review:* March 14, 2016

*Date of Meeting:* March 22, 2016

*Proposed work:* Installation of 22 solar panels on the south side of the roof.

*Materials:* SolarWorld 285 watt solar panels (22 total); aluminum rails at each row of solar panels (4 total); PV QuickMounts with 6" lag bolt; SolarEdge Optimizer under each panel (22 total); SolarEdge inverter

### *Staff review:*

1. Applicant wants to install 22 solar panels along the south side of the roof—these will total 6.3kW.
2. Each panel will be installed on top of a SolarEdge optimizer and.
3. Four aluminum rails will be attached to roof with PV QuickMounts (6" lag bolt) and spaced every 4 feet.
4. An outbuilding at 206 Oak St that abuts to the applicant's property has a similar solar panel installation. These solar panels are also on the south side of the outbuilding's roof.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:  
Work approved to include the installation of 22 SolarWorld 285 watt solar panels to the south side of the roof, attached on top of 22 SolarEdge optimizers. Work also to include the installation of 4 aluminum rails attached with PV QuickMounts using 6" lag bolts, and one SolarEdge inverter.

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.**



# Ypsilanti Historic District Work Permit Application

Rec 20298

#3

Date filed 3/14 for HDC meeting date 3/22

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

Property Address 539 Maple Court

Applicant  Owner  Architect  Contractor

Name Gary and Marie Urick

Address 539 Maple Court

City Ypsilanti State MI Zip 48198

Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-mail urick4@ameritech.net

Owner Gary and Marie Urick  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor \_\_\_\_\_  
(Name, address, phone)

*Action Items only:*  
Construction Cost \$12,540 Permit Application Fee \$55  
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

### To complete this application:

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

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

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

**Incomplete applications will not be considered.**

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

# Ypsilanti Historic District Work Permit Application

Date filed \_\_\_\_\_ for HDC meeting date \_\_\_\_\_

Property Address 539 Maple Court

Applicant Gary and Marie Urick

## Description of proposed work *(see sample applications)*

The solar installation will use 22 SolarWorld 285 watt solar panels for a total wattage of 6.3kW. They will be arranged in a 2x11 array in portrait mode. There will be two aluminum rails for each row of solar panels. The rails will be attached to the roof with PV QuickMounts space approximately every 4 feet. The PV QuickMounts have a 6" lag bolt that screw into the roof joist. There will be a SolarEdge optimizer under each panel. The power from the optimizers will then go to the SouthWest corner of the roof in metal conduit and to an inverter on the South wall of the building. The inverter will convert the power from DC to AC power and go through the wall to a breaker in the service panel in the basement. This will be very similar to my neighbor's solar installation at 206 Oak Street.

## Materials

- 22 SolarWorld 285 watt solar panels
- 22 SolarEdge optimizers
- 1 SolarEdge inverter
- 36 PV QuickMount solar rail flashing
- 4 solar rails

## Colors *(Attach color chips or samples)*

Body \_\_\_\_\_

Accent 1 \_\_\_\_\_

Trim \_\_\_\_\_

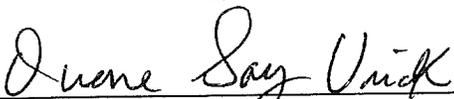
Accent 2 \_\_\_\_\_

Roof \_\_\_\_\_

Other \_\_\_\_\_

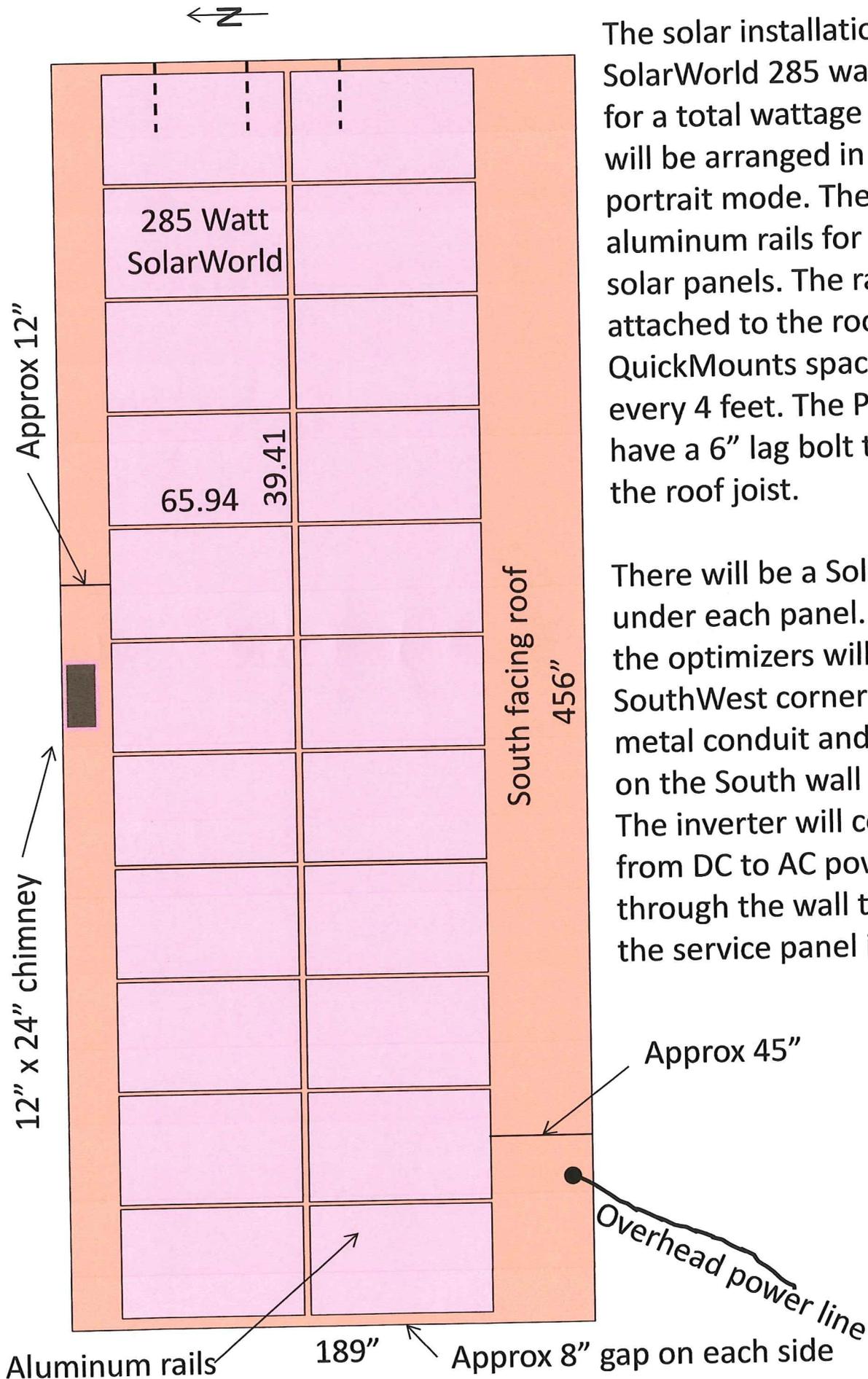
- This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

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

  
Signature of Applicant

3/14/16  
Date

# 539 Maple Court



The solar installation will use 22 SolarWorld 285 watt solar panels for a total wattage of 6.3kW. They will be arranged in a 2x11 array in portrait mode. There will be two aluminum rails for each row of solar panels. The rails will be attached to the roof with PV QuickMounts space approximately every 4 feet. The PV QuickMounts have a 6" lag bolt that screw into the roof joist.

There will be a SolarEdge optimizer under each panel. The power from the optimizers will then go to the SouthWest corner of the roof in metal conduit and to an inverter on the South wall of the building. The inverter will convert the power from DC to AC power and go through the wall to a breaker in the service panel in the basement.

539 MAPLE COURT



↓ 539 MAPLE COURT



↓ NEIGHBORING OUTBUILDING ↓





# HDC Work Permit Staff Review

*Property address:* 108 Buffalo St.

*Date of Review:* March 17, 2016

*Date of Meeting:* March 22, 2016

*Proposed work:* Reroofing of house to match newer shingles on front porch

*Materials:* Tamko Heritage Architectural shingles in Rustic Black, new ice and water shields, flashing, and venting.

## *Staff review:*

1. Staff spoke with applicant who stated they will be using Tamko Heritage architectural shingles. The applicant wants to match the color of the newer shingles on the front porch. He believes the best color match will be the Rustic Black.
2. Applicant stated if they use Rustic Black, they will most likely use black flashing or white flashing to match the color of the siding on the house.
3. Staff inquired about roof venting—the applicant believed they would be using ridge venting but was not sure. Applicant stated he would explore venting options prior to the meeting.
4. Staff informed the applicant that the Commission may want to know more about the color of the drip edge.
5. Staff located information on the Tamko shingles and included cut sheets in the packet for consideration by the Commission.
6. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:

Work to include the removal of existing roof shingles and the installation of Tamko Heritage architectural shingles in Rustic Black.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

**10. New work shall be removable.**



# Ypsilanti Historic District Work Permit Application

Rec 20303

#5

Date filed 3/15 for HDC meeting date 3/22

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

Property Address 108 Buffalo

Applicant  Owner  Architect  Contractor

Name Joseph Patrick Aylward

Address 2211 Devonshire Rd

City Bloomfield Hills State MI Zip 48302

Phone (248) 991 7110 Fax (248) 732 7171

E-mail joe.optimum@att.net

Owner \_\_\_\_\_  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor \_\_\_\_\_  
(Name, address, phone)

Action Items only:  
Construction Cost 78000 Permit Application Fee 45  
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

### To complete this application:

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

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

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

**Incomplete applications will not be considered.**

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

**Ypsilanti Historic District Work Permit Application**

Date filed \_\_\_\_\_ for HDC meeting date \_\_\_\_\_

Property Address 108 Buffalow

Applicant Joseph Aylward

**Description of proposed work** (see sample applications)

Remove and Replace Shingles with new Architectural Shingles. To match existing "fairly" new shingles on front porch which will remain.  
Leave existing gutters in place

**Materials**

- Rustic Black Architectural Shingle
- New Ice and water shield, flashing and vents as necessary.

**Colors** (Attach color chips or samples)

Body \_\_\_\_\_ Accent 1 \_\_\_\_\_  
 Trim \_\_\_\_\_ Accent 2 \_\_\_\_\_  
 Roof \_\_\_\_\_ Other \_\_\_\_\_

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

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

[Signature]  
Signature of Applicant

\_\_\_\_\_  
Date

108 BUFFALO



108 BUFFALO



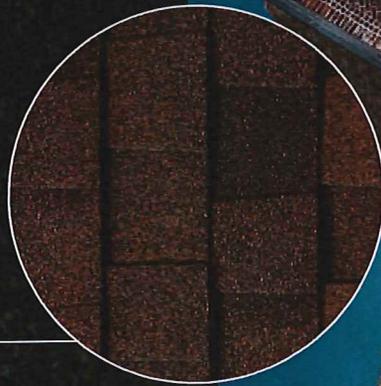


Nothing distinguishes the look of a home quite like an architecturally shingled roof. Featuring a wide range of shingles, TAMKO® delivers the cut, color and coverage that allow you to express your style as a homeowner.

## 1. Cut

Classic wood-shake look

Complement your home's architecture by adding a striking new dimension to your roof. Heritage® Series shingles replicate the beautiful, natural aesthetics of wood shakes, at a lower cost, without the fire susceptibility of real wood. And the random-cut sawtooth design of Heritage Series shingles provides added beauty.



## 2. Color

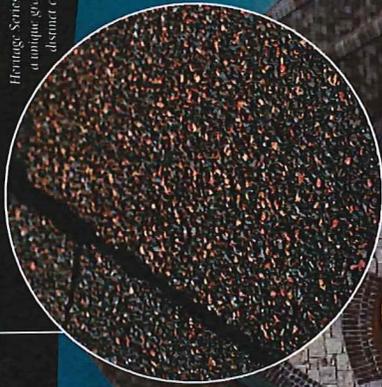
A full palette of distinctive choices

Find the colors you want to get the look you want. Heritage Series shingles feature striking color palettes that range from classic to contemporary to strikingly bold. All Heritage Series shingles offer TAMKO's own unique granule mix and a distinct color drop to create a random shake-like look across the entire roof, as well as a shadowtone blend that provides enhancing natural contrast and depth.

In 1995, TAMKO introduced vibrant tones to the roofing industry with the launch of America's Natural Colors™.



Heritage Series shingles offer a unique granule mix and distinct color drops.



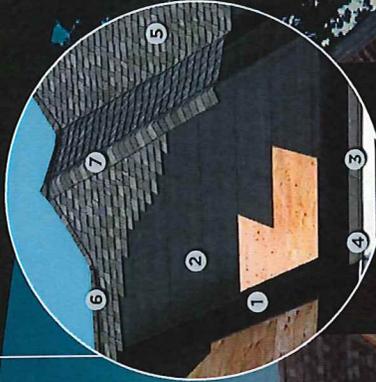
## 3. Coverage

Going beyond the beauty

The beauty of your roof is only half the story. Shingles begin to age as soon as they are exposed to nature. Buildings experience aging factors differently, so it is difficult to predict how long shingles will last. That's why TAMKO provides a Limited Warranty.



Heritage Premium shingles come with a 50-year Limited Warranty, and a 20-year Full Start Period. Heritage shingles come with a 30-year Limited Warranty, and a 15-year Full Start Period. Both are UL Listed for Class A Fire Resistance and UL Classified for Wind Relief—Algae Cleaning Limited Warranty that provides for cleaning of discoloration by certain algae growth. Go to [tamko.com](http://tamko.com) for details or call us at 1-800-641-4691.



TAMKO offers many additional products to complete your roof.

- 1 Ice & Rain Underlayments
- 2 Underlayment
- 3 Shingle Starter
- 4 Gromms & Sealants
- 5 Heritage Shingle Options
- 6 Ventilation
- 7 Hip & Ridge Shingles

HP HERITAGE Premium Shingles H HERITAGE Shingles Symbol shown beside each color name denote product options and availability.



RUSTIC EVERGREEN CLASSIC HERITAGE COLORS HP H



WEATHERED WOOD CLASSIC HERITAGE COLORS HP H

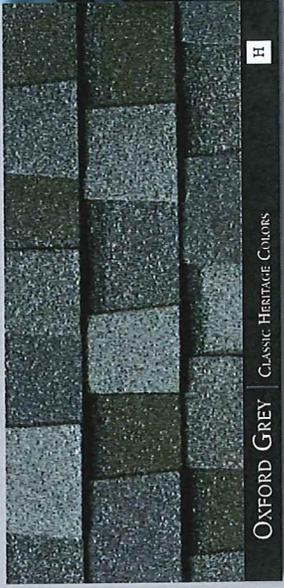


RUSTIC SLATE CLASSIC HERITAGE COLORS HP H

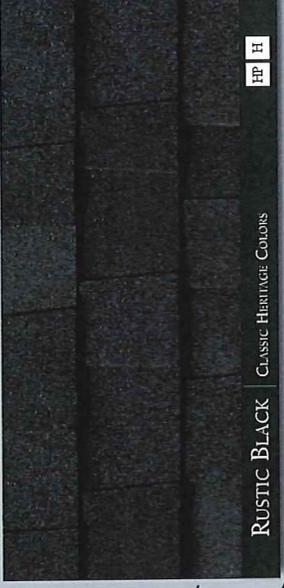


RUSTIC BROWN CLASSIC HERITAGE COLORS HP H

NOTE: TAMKO® RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION PRIOR TO FINAL COLOR SELECTION FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. REPRODUCTION OF THESE COLORS IS AS ACCURATE AS OUR PRINTING WILL PERMIT.



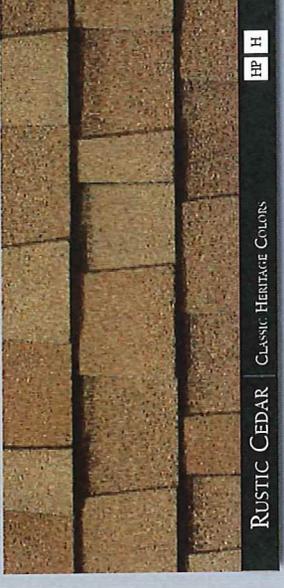
OXFORD GREY CLASSIC HERITAGE COLORS H



RUSTIC BLACK CLASSIC HERITAGE COLORS HP H



RUSTIC HICKORY CLASSIC HERITAGE COLORS H



RUSTIC CEDAR CLASSIC HERITAGE COLORS HP H

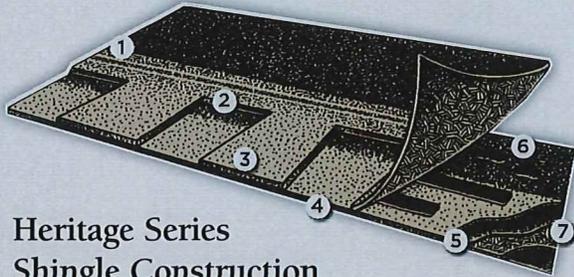


Dallas, TX, produces colors in Heritage only. All Heritage Premium colors offered from Dallas, TX, are produced in Phillipsburg, KS. Rustic Brown, Rustic Evergreen and Rustic Redwood swatch photos are Phillipsburg Heritage Premium colors. All other swatch photos shown in this sample are Dallas Heritage colors. Color blends will vary by plant.

# The Beauty of Heritage®

- Rugged Shake-like Appearance
- Shadowtone Blended Shadow Line
- Double-layer Random-cut Design
- Fiberglass Mat
- UL Listed for Class A Fire Resistance
- UL Evaluation Reports UL ER2919-01 and UL ER2919-02
- Florida Building Code Approved: FL 1956

- UL Classified for Wind Resistance: ASTM D 3161, Type 1, Class F and ASTM D 7158, Class H
- UL Classified in Accordance with ASTM D 3462 and ICC-ES Acceptance Criteria AC438
- Shingle Dimensions (Approximate) 39-3/8" x 13-1/4" with 5-5/8" Exposure
- Hip & Ridge Shingles Available



## Heritage Series Shingle Construction

- 1) Double-layer (common bond) area for fastening
- 2) Shadowtone feature adds dimension, depth of appearance and curb appeal
- 3) Random-cut sawtooth design adds beauty to replicate a wood-shake look
- 4) Self-sealing strip of asphalt on bottom side
- 5) Moisture-resistant weathering-grade asphalt coating
- 6) Asphalt laminate adhesive
- 7) Fiberglass mat

The Heritage cut application method helps to add speed and reduce waste—only two cuts are required to start five courses, and pieces that are 8 inches wide or longer can be worked back into the field. See Heritage application instructions for further details.

† Up to 130 mph when installed using High Wind Application.

\* Provides for cleaning of discoloration caused by certain algae growth.

## LIMITED WARRANTIES—IT PAYS TO COMPARE

Shingles begin to age as soon as they are exposed to nature. Buildings experience aging factors differently, so it is difficult to predict how long shingles will last. That's why TAMKO provides a Limited Warranty.

When comparing shingle warranties, it's not the length of the limited warranty that matters most. It's the length of the full start period.

Heritage shingles' Limited Warranty offers a 15-year Full Start Period—the critical period of time in which shingles and the labor to install them are covered at 100 percent (labor does not include tear-off, removal or disposal). Heritage Premium shingles' Limited Warranty offers a 20-year Full Start Period.

Go to [tamko.com](http://tamko.com) for details or call us at 1-800-641-4691.



### HERITAGE Premium Shingles

- 50-year Limited Warranty
- 20-year Full Start Period
- 15-year Limited Warranty Coverage for Winds up to 110 mph†
- 10-year Algae Relief—Algae Cleaning Limited Warranty\*



### HERITAGE Shingles

- 30-year Limited Warranty
- 15-year Full Start Period
- 15-year Limited Warranty Coverage for Winds up to 110 mph†
- 10-year Algae Relief—Algae Cleaning Limited Warranty\*



To discover the value of a 15- to 20-year Full Start Period, visit [tamko.com/warrantycalculator](http://tamko.com/warrantycalculator)



## Building products for the professional.

Since 1944, building professionals and homeowners have looked to TAMKO® for building products. Today, we offer a wide range of building products, including 3-tab shingles, MetalWorks® steel shingles, waterproofing materials, ventilation products, EverGrain® and EverGrain® Envision® Composite Decking, and Marquee Railing® and Tam-Rail® Railing Systems.



P.O. Box 1404  
Joplin, MO 64802-1404  
1-800-641-4691  
[tamko.com](http://tamko.com)

NOTE: TAMKO RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION PRIOR TO FINAL COLOR SELECTION FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. Certain colors and products may not be available in your area. Information included in this brochure was current at the time of printing. To obtain a copy of the most current version of this brochure, visit us online at [tamko.com](http://tamko.com) or call us at 1-800-641-4691.

Front cover roof color is Weathered Wood. Inside spread roof color is Natural Timber.

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TAMKO, Heritage, America's Natural Colors, MetalWorks, EverGrain, Envision, Marquee Railing and Tam-Rail are registered trademarks and TAMKO Complete is a trademark of TAMKO Building Products, Inc. 71664 0715

Dallas



40000398



# HDC Work Permit Staff Review

*Property address:* 405 Maple St

*Date of Review:* March 17, 2016

*Date of Meeting:* March 22, 2016

*Proposed work:* Demolition of the existing porch and rebuild of a new porch in the same location

*Materials:* Douglas Fir decking, painted Boral Trim and Cedar lattice, painted white.

### *Staff review:*

1. Applicant states that they want to demolish the existing front porch and steps. They want to rebuild a new deck and steps with the same dimensions in the same location. The rail wall will not be rebuilt (see attached drawings).
2. Applicant states they will be restoring and reusing the existing support column.
3. Applicant will also be rebuilding the steps leading up to the front porch—these will be wood.
4. A cedar lattice will be installed beneath the decking where there are currently cement blocks.
5. It appears that all woodwork will be painted white.
6. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:  
Work to include the demolition of the existing front porch decking and steps, with the retention of the original support column; also to include the rebuilding of the deck in the same location and with the same dimensions using Douglas Fir, Boral trim, and a cedar lattice—all are to be painted 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.**

R# 20304  
A# 2886

#6



# Ypsilanti Historic District Work Permit Application

Date filed 3-15-16 for HDC meeting date 3/22/16

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

Property Address 405 MAPLE

Applicant  Owner  Architect  Contractor

Name GARY TURNER / COMMUNITY BUILDERS LC

Address 227 MILES #2 YPSILANTI, MI 48198

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone 734 216-6575 Fax \_\_\_\_\_

E-mail GARY@GARYBUILDERS.COM

Owner CHARLES SMITH / ILENE STORER  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor COMMUNITY BUILDER LC  
(Name, address, phone) 227 MILES #2 YPSI

Action Items only:  
Construction Cost 5,000 Permit Application Fee \$40.00  
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

### To complete this application:

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

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

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

**Incomplete applications will not be considered.**

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

**Ypsilanti Historic District Work Permit Application**

Date filed 3/15/16 for HDC meeting date 3/22/16

Property Address 405 MAPLE

Applicant GARY TURNER

**Description of proposed work** (see sample applications)

PORCH  
DEMO EXSTG. DECK, FRMG, STAIR,  
AND CMU WALL.

BUILD NEW PORCH TO SAME  
DIMENSIONS, RE-USE EXSTG POST,  
NEW WD. STEPS, FTG., NO RAILING

**Materials**

DOUG FIR DECK'G., PAINTED  
BORAL TRIM, CEDAR LATTICE

**Colors** (Attach color chips or samples)

Body WHITE Accent 1 NONE  
Trim WHITE Accent 2 NONE  
Roof EXSTG. Other \_\_\_\_\_

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

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

[Signature]  
Signature of Applicant

3/15/16  
Date



EXISTG. HOUSE  
BEYOND, NO WORK

EXISTG. PORCH ROOF  
REMAINS, NO WORK

EXISTG. BEAM & PORCH  
CLG. REMAINS

EXISTG. COLUMN TO  
BE RESTORED

NEW DOUG FIR DECK'G.  
PERP. TO MAIN WALL

1x8 BOREAL TRIM @  
DECK / STAIRS

PAINTED CEDAR LATTICE  
BELOW PORCH AS SHOWN

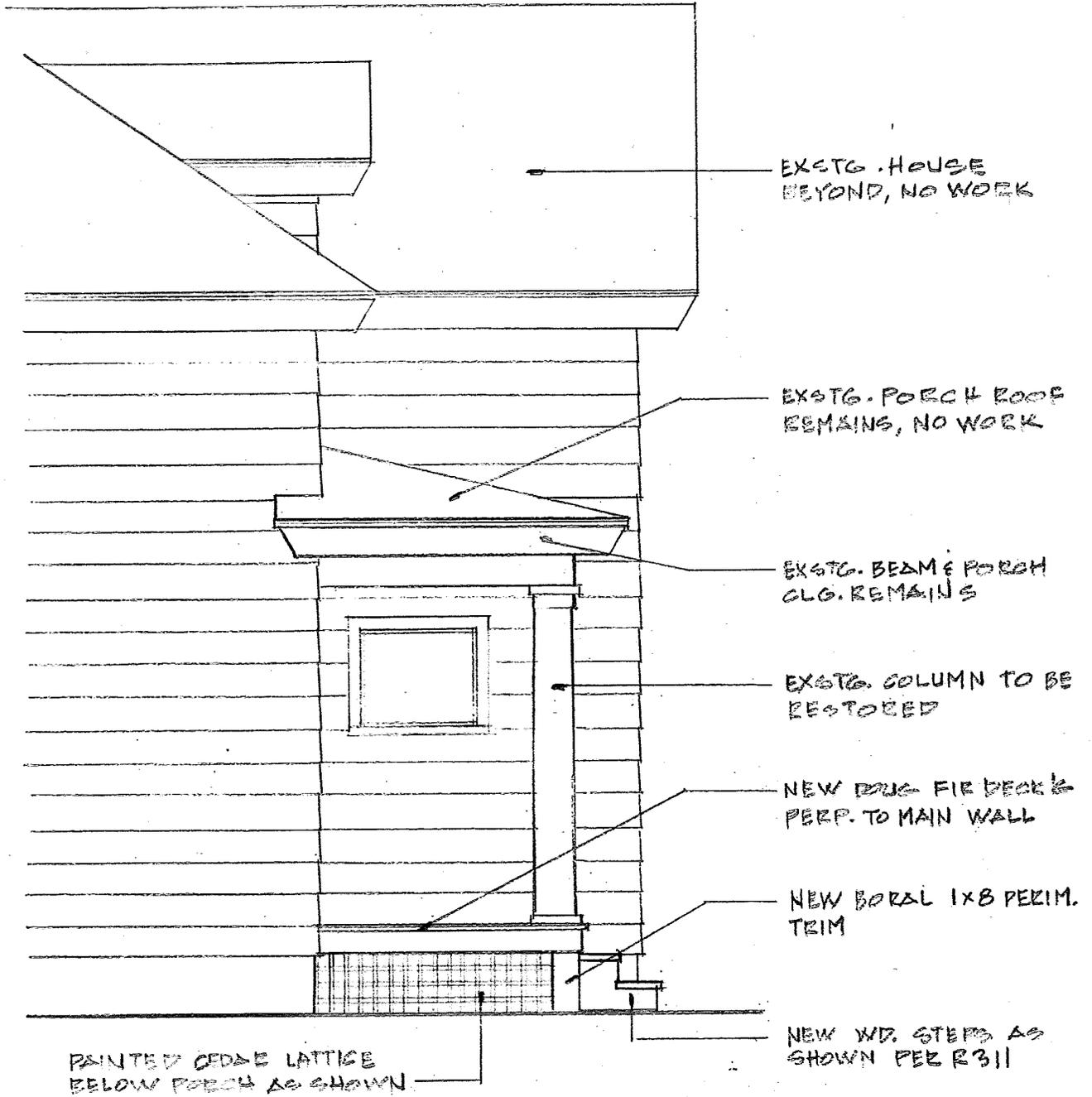
NEW WD. STEPS AS  
SHOWN PER R311  
AND HDC GUIDELINES



# NORTH ELEVATION

5/16" = 1'-0"

405 MAPLE PORCH	
YPSILANTI, MI 48198	
COMMUNITY BUILDERS LC	
734 216 6575	
3.14.16	SHT. 1 OF 3



(B)

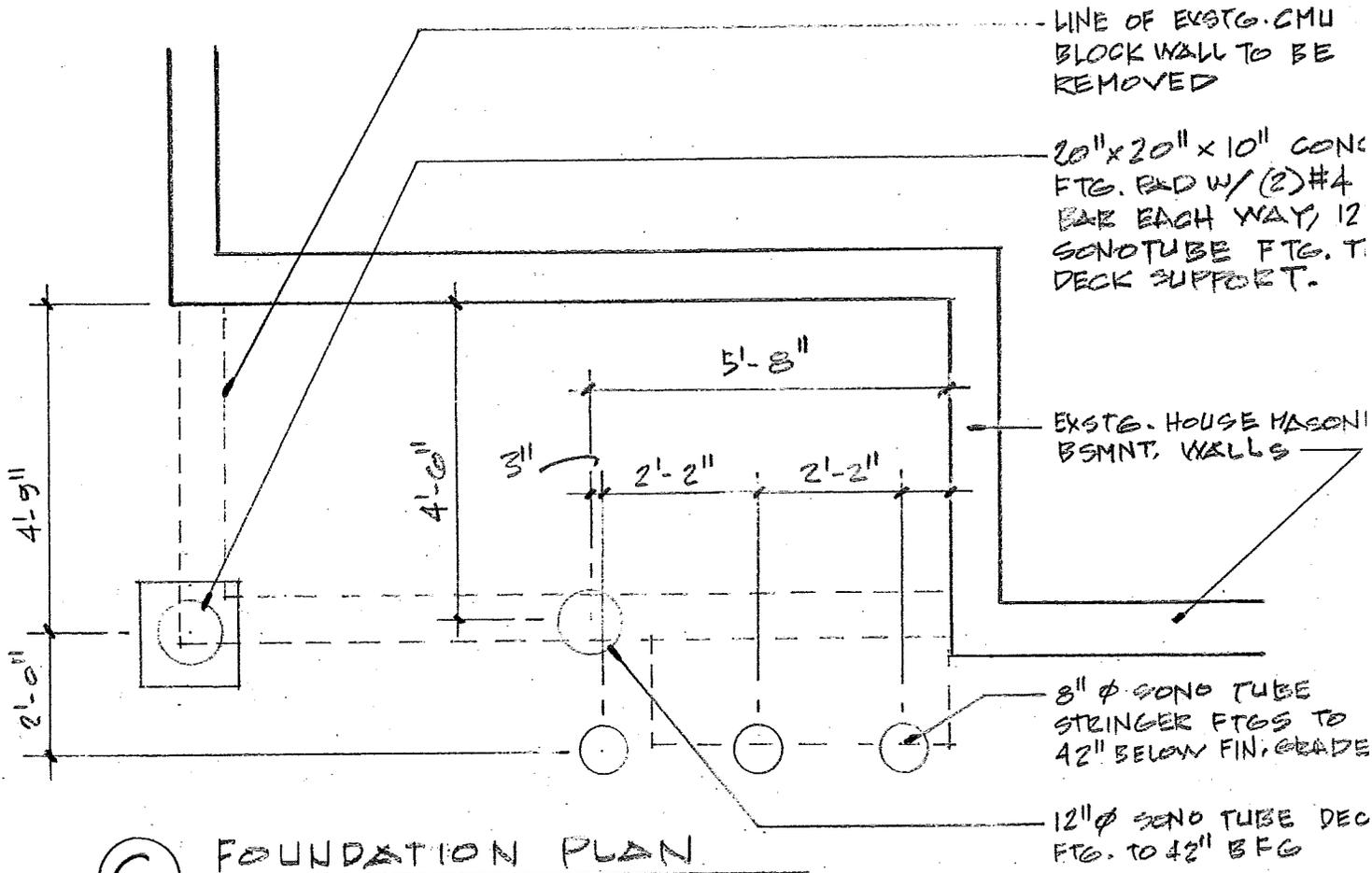
EAST ELEVATION

5/16" = 1'-0"

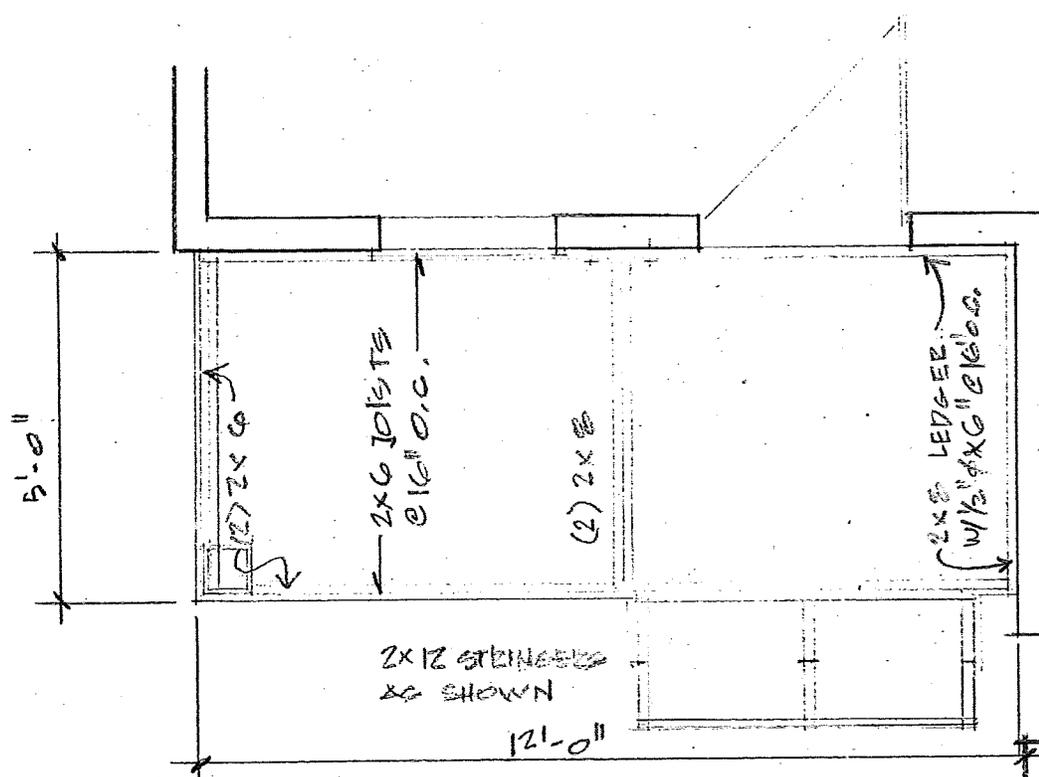
405 MAPLE PORCH  
YPSILANTI, MI 48198

COMMUNITY BUILDERS LC  
734 216 6575

3.14.16 SHT. 2 OF 3



**(C) FOUNDATION PLAN**  
 $\frac{3}{8}" = 1'-0"$



**NOTE:**  
 ALL FRAMING TO BE ACQ, POSTS TO BE GROUND CONTACT RATED  
 RE-USE EXISTING CORNER POST, TIE INTO NEW CON

**(D) FRAMING PLAN**  
 $\frac{3}{8}" = 1'-0"$

405 MAPLE PORCH  
 YPSILANTI, MI 48198  
 COMMUNITY BUILDERS LC  
 3.14.16 ATT. 3 OF 3



# HDC Work Permit Staff Review

*Property address:* 304 N. Hamilton

*Date of Review:* March 17, 2016

*Date of Meeting:* March 22, 2016

*Proposed work:* Removal of existing shingles and replacement with new shingles. Installation of 8" can vents.

*Materials:* New shingles, most likely GAF Timberline HD shingles in black; 8" can vents.

## *Staff review:*

1. Staff spoke with the applicant who stated he would get the exact brand name of the proposed shingle and the color from the contractor.
2. Diversified Roofing, who has the roof contract, typically uses the GAF Timberline HD shingles. Staff has included an info sheet on the above mentioned shingles.
3. Applicant states that the shingles will be black, and that the drip edge will be painted white to match the house.
4. Staff inquired about the need to retain the soffit/ridge venting while installing new can vents. Staff informed the applicant that the Commission would prefer to not see can vents when possible. Applicant stated he would look further into the venting plan. Commission may want to clarify which type of venting they intend to use.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

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

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

**10. New work shall be removable.**

Rec 20305

#17



# Ypsilanti Historic District Work Permit Application

Date filed \_\_\_\_\_ for HDC meeting date 3-22-16

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

Property Address 304 North Hamilton

Applicant  Owner  Architect  Contractor

Name John Scherer

Address 6720 W. Liberty

City Ann Arbor State MI Zip 48103

Phone 734-646-2288 Fax \_\_\_\_\_

E-mail \_\_\_\_\_

Owner \_\_\_\_\_  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor Diversified Roofing  
(Name, address, phone)

Action Items only:  
Construction Cost 7500.00 Permit Application Fee 4500  
The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

### To complete this application:

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

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

**Incomplete applications will not be considered.**

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

**Ypsilanti Historic District Work Permit Application**

Date filed 3-16-16 for HDC meeting date 3-22-16

Property Address 304 North Hamilton

Applicant John Scherer

**Description of proposed work** (see sample applications)

Tear off existing shingles  
Replace with new shingles  
8" can vents  
soffit vents/ridge vents to remain  
the same

**Materials**

dimensional black shingles - existing color  
white drip edge to match house

**Colors** (Attach color chips or samples)

Body \_\_\_\_\_

Accent 1 \_\_\_\_\_

Trim \_\_\_\_\_

Accent 2 \_\_\_\_\_

Roof Black

Other \_\_\_\_\_

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

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

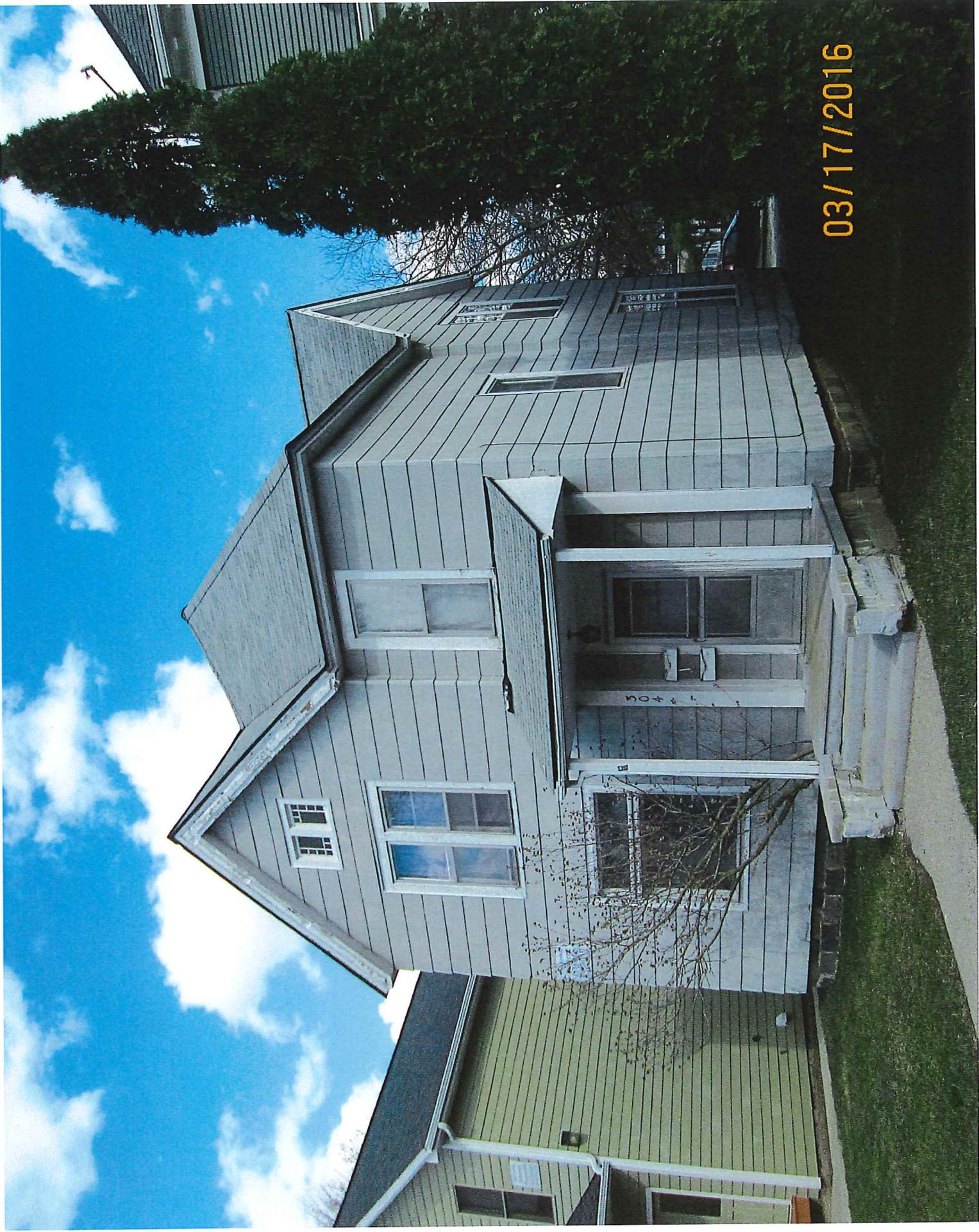
John R Scherer

Signature of Applicant

3-16-16

Date

201 JUL 14 2 10 PM '16



03/17/2016

## ROOFING PRODUCTS

### Specifications

- Fiberglass asphalt shingle
- Lifetime ltd. transferable warranty [\(See Details\)](#)
- Smart Choice® protection for the first 10 years [\(See Details\)](#)
- 130 mph ltd. wind warranty [\(See Details\)](#)
- Listed Class A Fire – UL 790
- Passes ASTM D7158, Class H
- ASTM D3018 Type 1
- ASTM D3161 Type 1, Class F
- ASTM D3462 [\(See Details\)](#)
- StainGuard® Algae Discoloration ltd. warranty (available in most areas)
- Energy Star Qualified (white only)
- Miami-Dade County Product Control Approved [\(See Details\)](#)
- Florida Building Code approved
- Texas Department of Insurance approved [\(See Details\)](#)
- ICC Approved [\(See Details\)](#)
- CSA A123.5-98 [\(See Details\)](#)
- Approximately 64 Pieces/Sq.
- Approximately 3 Bundles/Sq.
- Approximately 256 Nails/Sq.
- 5 5/8" exposure

GAF  
TIMBERLINE  
HD SHINGLES  
INFO





# Ypsilanti Historic District Work Permit Application

Date filed 3/14 for HDC meeting date 3/22

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

Property Address 116 MAPLE

Applicant  Owner  Architect  Contractor

Name REX RICHIE

Address 1065 MAPLEWOOD

City YPSILANTI State MI Zip 48198

Phone 734-8340416 Fax \_\_\_\_\_

E-mail SR106@A.H.NET

Owner \_\_\_\_\_  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor same  
(Name, address, phone) \_\_\_\_\_

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

### To complete this application:

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

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

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

**Incomplete applications will not be considered.**

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

**Ypsilanti Historic District Work Permit Application**

Date filed \_\_\_\_\_ for HDC meeting date \_\_\_\_\_

Property Address 116 MAPLE ST

Applicant Rex RICHIE

**Description of proposed work** (see sample applications)

Repairing Porch to as close to  
ORIGINAL as possible

**Materials**

WOOD

**Colors** (Attach color chips or samples)

Body \_\_\_\_\_

Accent 1 \_\_\_\_\_

Trim \_\_\_\_\_

Accent 2 \_\_\_\_\_

Roof \_\_\_\_\_

Other \_\_\_\_\_

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

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

Rex Richie  
Signature of Applicant

3-14-16  
Date

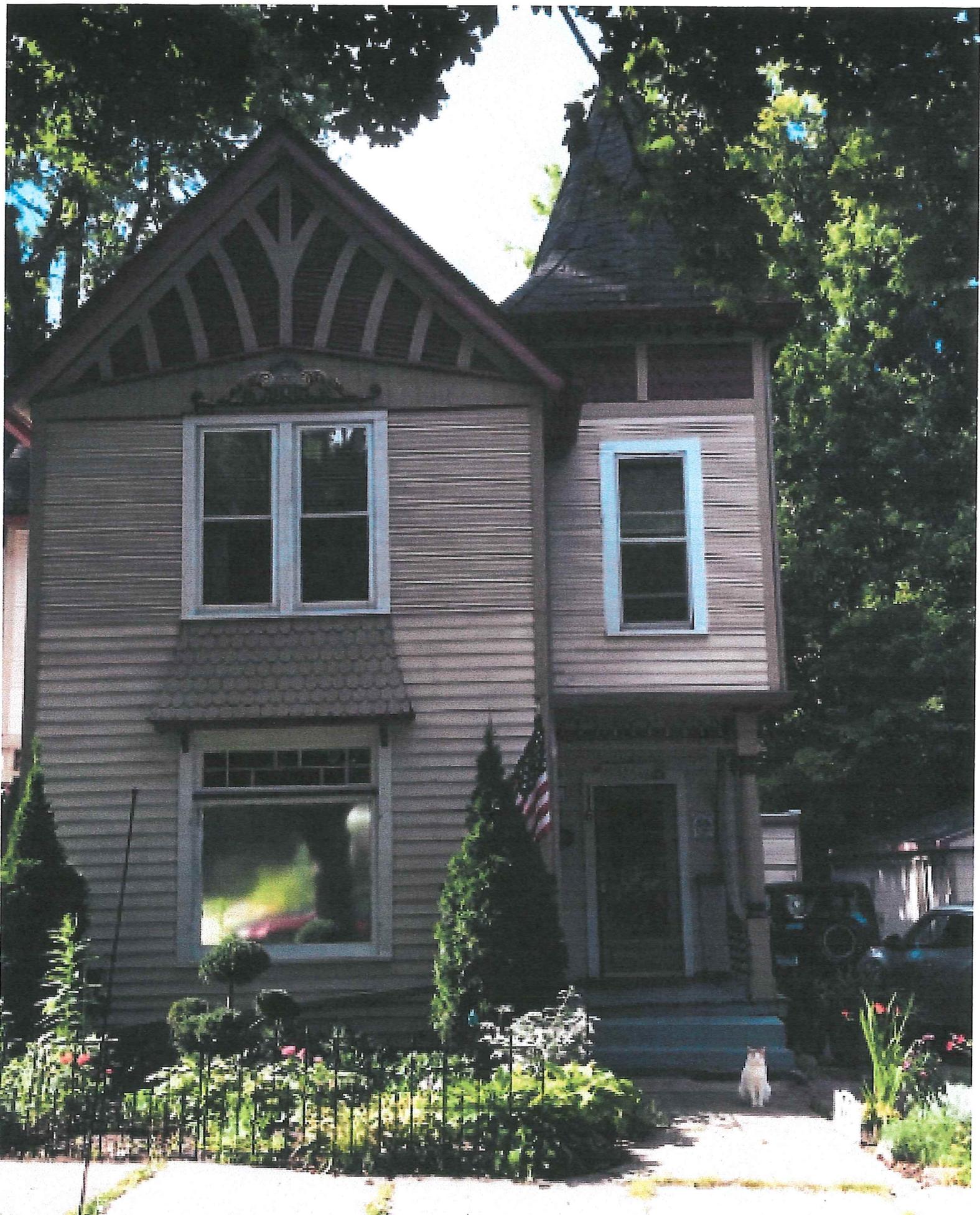


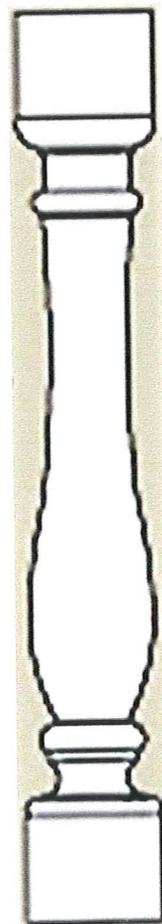
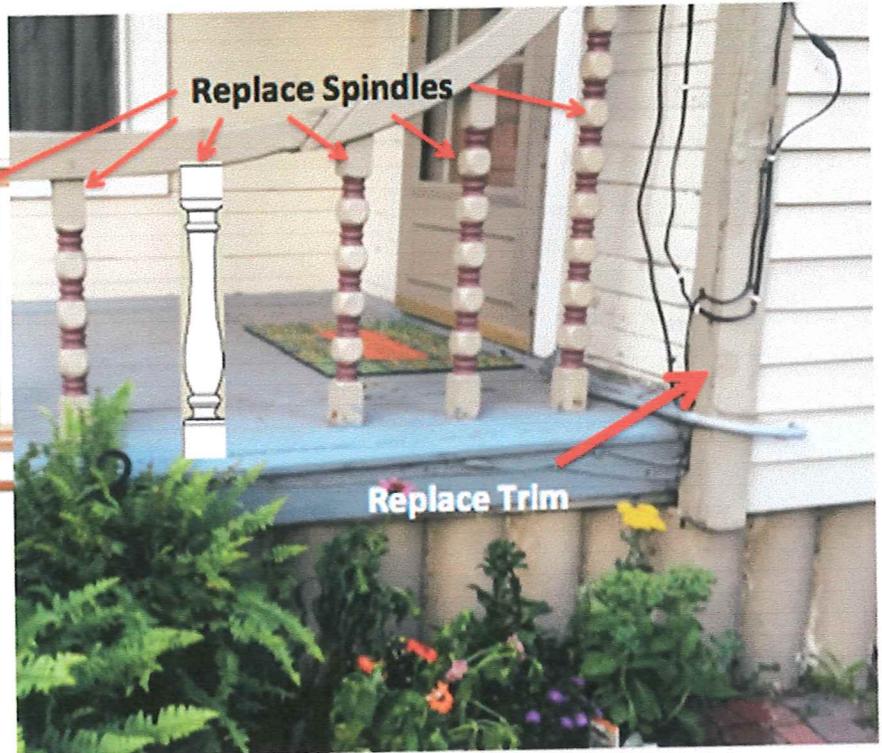
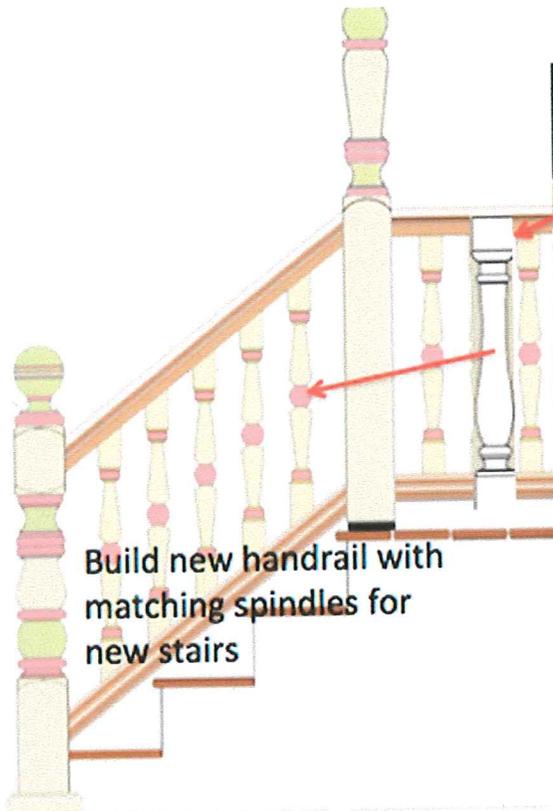
WELCOME

116

HISTORIC DISTRICT  
C. 1925







Example of new spindle shape



Porch to be re-leveled

Remove cement steps and replace with wood steps with new handrail





# Ypsilanti Historic District Work Permit Application

Date filed \_\_\_\_\_ for HDC meeting date 3/22/2016

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

Property Address 120 N Huron St, Ypsilanti, MI 48197

Applicant  Owner  Architect  Contractor

Name Damian Farrell Design Group

Address 359 Metty Dr Suite 4A

City Ann Arbor State MI Zip 48103

Phone (734) 998-1331 Fax \_\_\_\_\_

E-mail ttaylor@damianfarrelldesigngroup.com

Owner St. Luke's Episcopal Church  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor JC Beal Construction Inc

(Name, address, phone) 221 Felch St. Ann Arbor, MI 48103, (734) 662-6133

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

### To complete this application:

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

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

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

**Incomplete applications will not be considered.**

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

**Ypsilanti Historic District Work Permit Application**

Date filed \_\_\_\_\_ for HDC meeting date 3/22/2016

**Property Address** 120 N Huron St, Ypsilanti, MI 48197

**Applicant** Damian Farrell Design Group

**Description of proposed work** (see sample applications)

See Attached Sheet

**Materials**

- Aluminum curtainwall/storefront system
- Brick Masonry: Each era of construction on the church used different masonry. The masonry for the addition will probably not try to match the adjacent Church House or Parish House, but it will be visually compatible with the variety of existing masonry on site.
- Steel frame to support church bell
- Membrane roofing system

**Colors** (Attach color chips or samples)

Body \_\_\_\_\_

Accent 1 \_\_\_\_\_

Trim \_\_\_\_\_

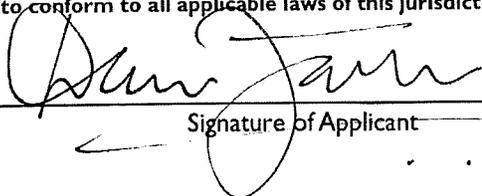
Accent 2 \_\_\_\_\_

Roof \_\_\_\_\_

Other \_\_\_\_\_

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

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

  
\_\_\_\_\_  
Signature of Applicant

3-14-16  
Date

St. Luke's Episcopal Church

120 N. Huron St

Ypsilanti, Michigan

Historic District Work Permit Application

For March 22, 2016 meeting

#### Description of Work

The proposal is for an elevator addition to St. Luke's Episcopal Church. There are three existing parts of the church: the original 1858 Chapel, the 1929 Church House, and the 1956 Parish House. Currently a series of unpopular chair lifts are used to make the first and second floors of the Church House and Parish House accessible, but the Church House has an auditorium on the third floor which currently can only be reached via stairs.

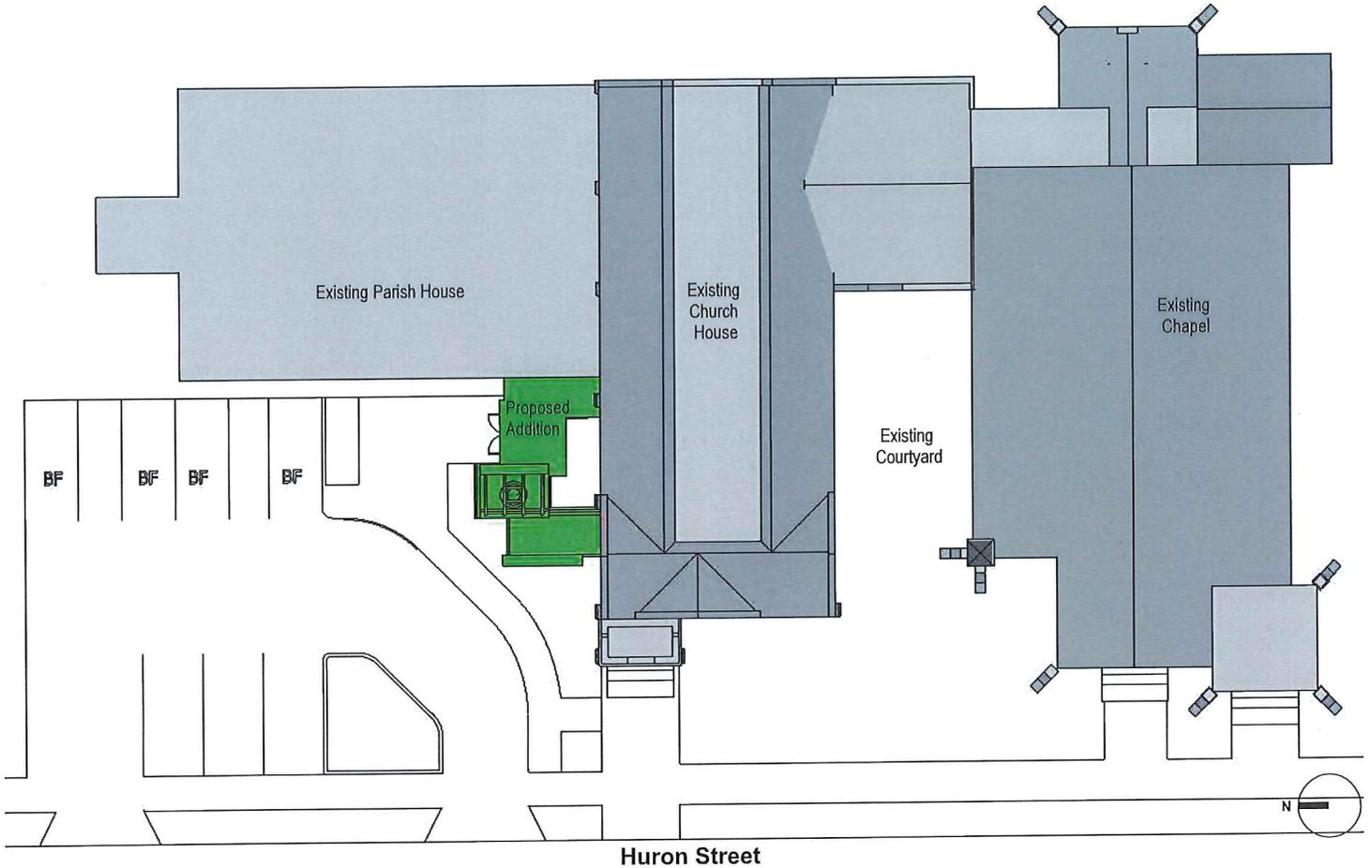
We have determined this location to be the best option for incorporating a new elevator to make all the floors easily accessible.

The proposed addition is intended to be respectful of the existing buildings - to touch lightly with the least possible impact.

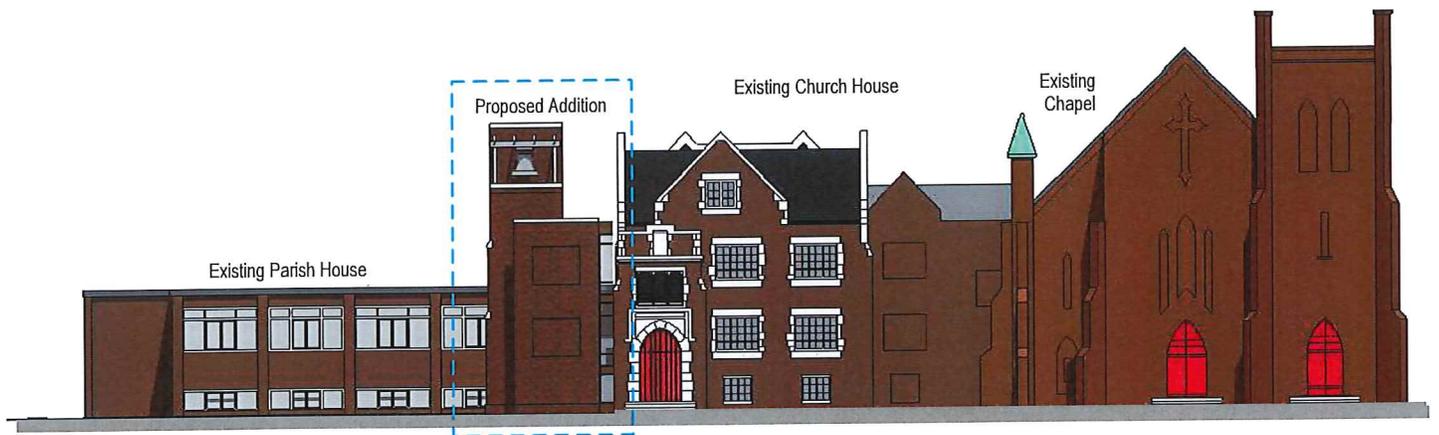
It includes a new 1-story entry vestibule (maintaining existing vestibule roofline), an elevator tower, and a small sculpture courtyard which creates a space between the elevator tower and the existing Church House. Where the proposed addition physically touches existing buildings, we propose to use a curtainwall system to make a minimally invasive connection. The final element of the proposed addition is the church bell which is currently in the courtyard between the Chapel and the Church House. The bell will be mounted on a steel framework at the top of the elevator tower.

# St. Luke's Episcopal Church

120 N Huron St, Ypsilanti, MI 48197



Proposed Site Plan

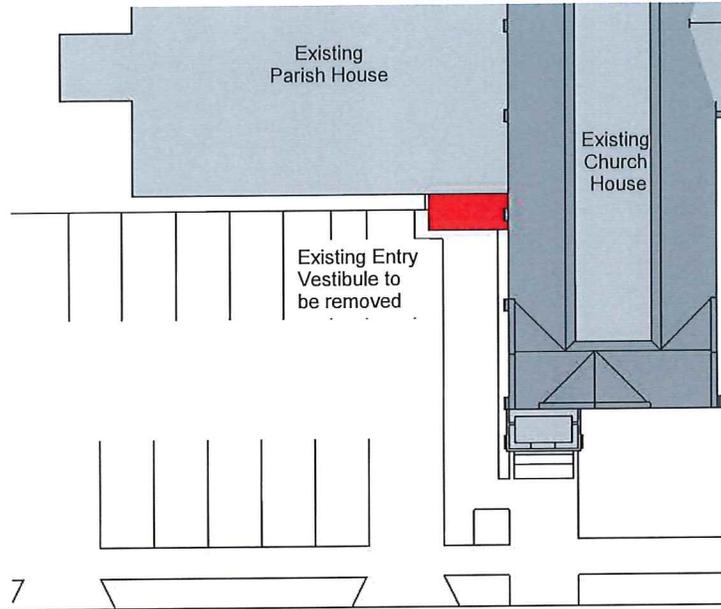


Proposed Street Elevation (west)

Scale: 1"= 25'

# St. Luke's Episcopal Church

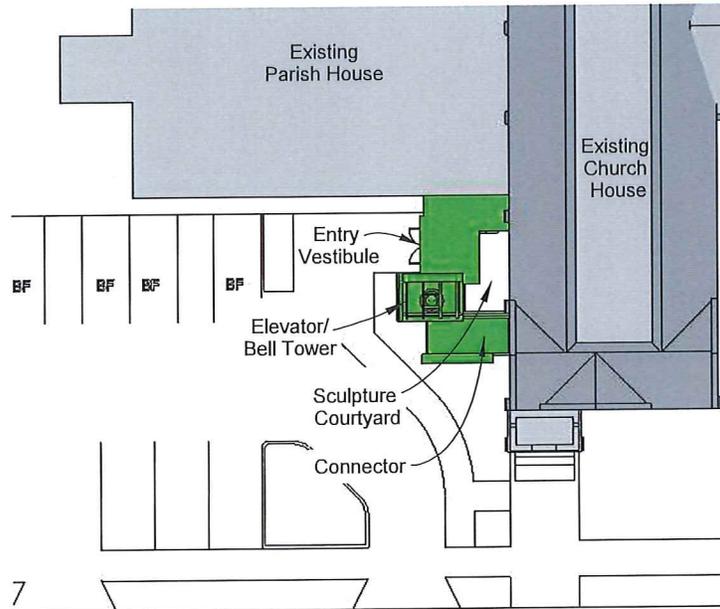
120 N Huron St, Ypsilanti, MI 48197



Huron Street

## Existing Conditions

Proposed demo shown in Red



Huron Street

## Proposed New Construction

Shown in Green  
Scale 1" = 30'

# St. Luke's Episcopal Church

120 N Huron St, Ypsilanti, MI 48197



## Section thru Sculpture Courtyard

Scale: 1"= 10'

Green shows where Proposed Addition touches the existing North facade of Church House

# St. Luke's Episcopal Church

120 N Huron St, Ypsilanti, MI 48197

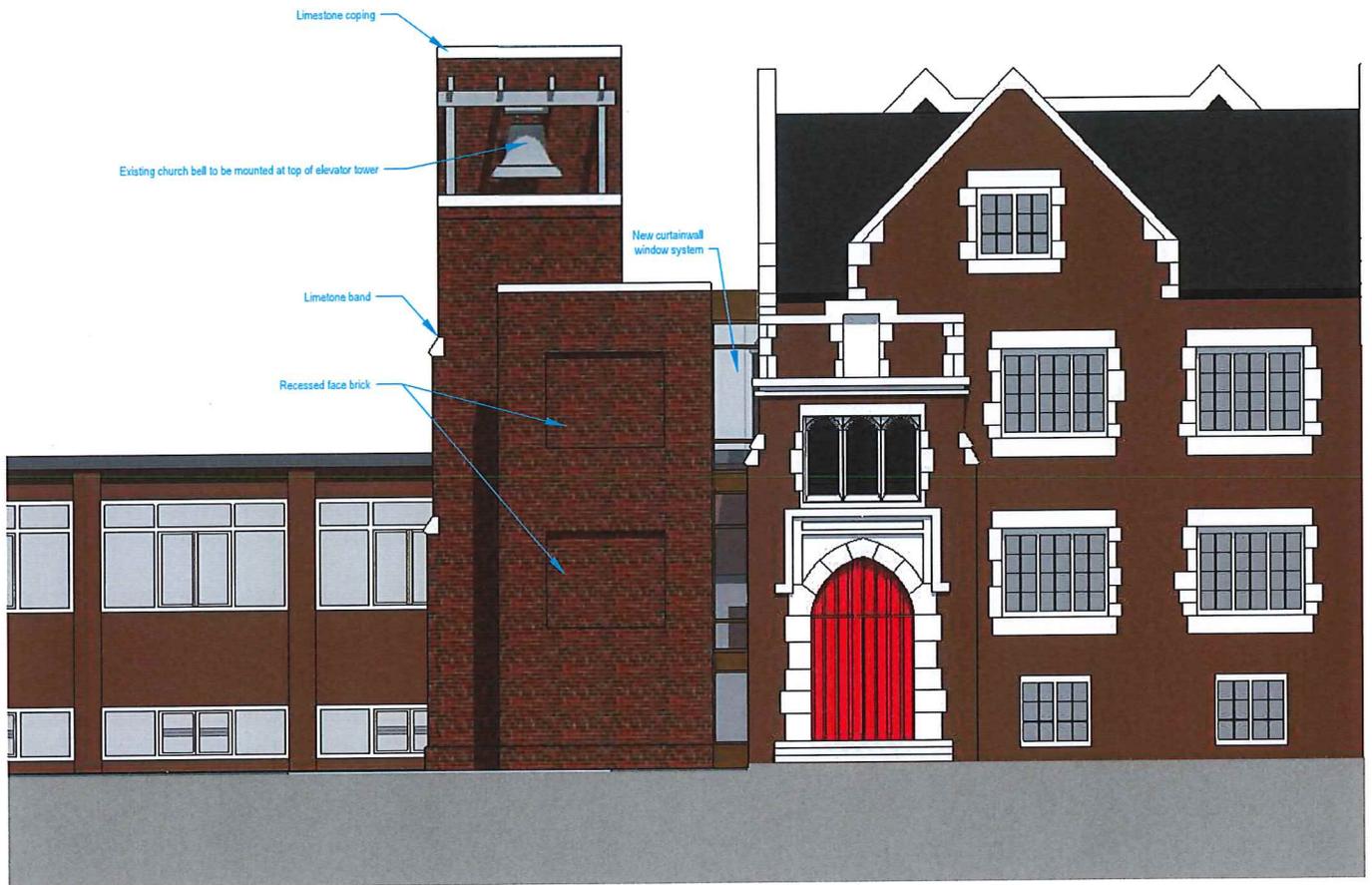


## Proposed Addition North Elevation

Scale: 1" = 10'

# St. Luke's Episcopal Church

120 N Huron St, Ypsilanti, MI 48197



## Proposed Addition West Elevation

Scale: 1" = 10'

# St. Luke's Episcopal Church

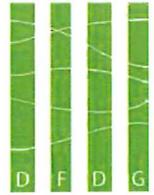
120 N Huron St, Ypsilanti, MI 48197



Proposed Elevator/Bell Tower Addition

# St. Luke's Episcopal Church

120 N Huron St, Ypsilanti, MI 48197



# St. Luke's Episcopal Church

120 N Huron St, Ypsilanti, MI 48197



Birdseye view of Sculpture Courtyard

# St. Luke's Episcopal Church

120 N Huron St, Ypsilanti, MI 48197



## Existing Streetfront

# St. Luke's Episcopal Church

120 N Huron St, Ypsilanti, MI 48197



1858 Original Chapel



1858 Original Church Bell currently located in courtyard  
between church house and original chapel

# St. Luke's Episcopal Church

120 N Huron St, Ypsilanti, MI 48197



1858 Chapel



1929 Church House addition



1956 Parish House addition

## Existing Masonry



# Ypsilanti Historic District Work Permit Application

Date filed 3/8/16 for HDC meeting date \_\_\_\_\_

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

Property Address 1 S HURON

Applicant  Owner  Architect  Contractor

Name CITY OF YPSILANTI - JOHN ROE

Address 1 S HURON

City YPSILANTI State MI Zip 48197

Phone 734-482-1025 Fax \_\_\_\_\_

E-mail jroe@cityofypsilanti.com and jwennerberg@cityofypsilanti.com

Owner \_\_\_\_\_  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor MORAWSKI'S 2ND GENERATION ROOFING

(Name, address, phone) 508 ENGLISH OAK COURT WHITAKER MI 48190

*Action Items only:*

Construction Cost 6100.00 Permit Application Fee \_\_\_\_\_

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

### To complete this application:

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

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

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

**Incomplete applications will not be considered.**

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

**Ypsilanti Historic District Work Permit Application**

Date filed 3/8/16 for HDC meeting date \_\_\_\_\_

Property Address 1 S HURON

Applicant CITY OF YPSILANTI

**Description of proposed work** (see sample applications)

LOWER ROOF - INSTALL NEW TAPERED INSULATION ON ROOF DECK, TAPER TOWARD BOTH DRAINS. INSTALL NEW 0.60 VERSICO RUBBER ROOFING BALAST SYSTEM WITH RIVER ROCK. RUBBER TO ETEN UP ALL WALLS, UNDER EXISTING COPING METAL AND TERMINATED ALONG BRICK WITH 1" TERMINATION BAR. SEALL ALL DUCT WORK AT LARGE HVAC UNIT WIHT RUBBER & RUBBER FLASHING. ALL INSULATION AND RUBBER WILL BE INSTALLED UNDER ALL UNITS AND UNITS SET BACK ON ROOF SAME

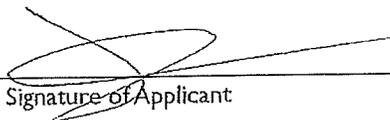
**Materials**

**Colors** (Attach color chips or samples)

Body \_\_\_\_\_ Accent 1 \_\_\_\_\_  
Trim \_\_\_\_\_ Accent 2 \_\_\_\_\_  
Roof \_\_\_\_\_ Other \_\_\_\_\_

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

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

  
\_\_\_\_\_  
Signature of Applicant

3/8/16  
\_\_\_\_\_  
Date

# MORAWSKI'S

SECOND GENERATION

## ROOFING & RESTORATION

Joseph Morawski  
Builders License #2101153674  
Phone #734-439-ROOF (7663)

### ESTIMATE TO:

Name: JOHN ROE  
Street: 1 S. HURON  
City: YPSILANTE  
Phone: 734-664-2265

### ESTIMATE ADDRESS

Name: CITY HALL  
Street: 1 S. HURON  
City: YPSILANTE

We hereby propose to provide all materials, pull all permits, and perform all the labor necessary for the completion of:

Estimate For: Flat Roof

Install new tapered insulation on the entire roof deck. Taper toward both drains

Install new 0.60 Versico rubber roofing with gravel with Ralph a Range ballast system

Rubber to extend up all walls, under existing coping and terminated along brick with 1 inch Termination bar.

Seal all duct work of large HVAC unit with rubber and rubber flashings.

All insulation and rubber will be installed under all units and units set back on roof same as existing.

If new drop in type 4" sump drains are needed additional \$400.

Total \$6,100.00

### Contract Agreement

Our workmanship is guaranteed for 10 years. All materials come with manufacturers warranties. All work described above will be performed in a substantial workman like manner for the sum of: \$ \_\_\_\_\_ with a down payment of 50% due at the start of work and material present on job site, balance of the total cost is due upon completion of work. Joseph Morawski 508 English Oak Whittaker, MI 48190

Signature Joseph Morawski

Date 12/18/15

Signature Ralph a. Range

Date 2/12/2016

1 S HURON

2  
2  
FLAT  
ROOF



10/02/2014



**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF March 8, 2016**

**CALL TO ORDER AND ROLL CALL**

Anne Stevenson                      Chair    7:00 PM

Meeting Location:                      SPARK East Business Incubator

Commissioners Present:                Anne Stevenson, Hank Prebys, Ron Rupert, Alex Pettit

Commissioners Absent:                Jane Schmiedeke, Erika Lindsay

Staff Present:                            Haley McAlpine, HDC Assistant

**APPROVAL OF AGENDA**

Motion:                      Prebys (second: Rupert ) moves to approve the agenda as amended to include HDC election results and 24 N Huron as a study item.

Approval:                      Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS - none**

**PUBLIC HEARING—none**

**OLD BUSINESS—none**

**NEW BUSINESS**

**224 N River St**

*\*Application is for the installation of a 6' dog-eared privacy fence and a 12' gate at the driveway.*

Applicant:                      Judy Weinburger, owner—not present

Discussion:                      Stevenson: States that she has questions about the need to keep the existing chain link fence.

Staff: States that she spoke with the applicant and it appears to be the cost of removing the chain link fence that is prompting the applicant to want to retain the chain link fence.

Prebys: States that the application states they want to install a 5' fence, but the contractor bid is for a 6' fence.

Staff: States that she spoke with the applicant and the applicant clarified that she wants to install a 6' fence.

Prebys: States that it would be strange to have a fence inside of a fence, and would potentially create a weed problem.

Rupert: States that he had known of a car dealership on Forest that had secured the wood fence on the chain link without installing posts.

Stevenson: States that if they are putting a new fence close to where the old fence was, then they should haul away the old fence and put the new fence exactly where the old fence was.

Rupert: States that the extra expense probably stems from digging out the existing poles and cement. Removing the chain link fence is probably not expensive.

Pettit: States that perhaps they could just remove the chain link portion of the fence.

Stevenson: States that the Commission would be happier if they removed the chain link portion of the fence and potentially retain the existing posts. States if nothing else they can remove the chain link itself and leave the posts, but that it would look very bizarre if they had both fences.

Pettit: States that he is unsure of why they would need to keep 18" between the two fences. States that it poses a problem for cleaning debris between the two fences.

Rupert: States that they have two main concerns. The first is that the applicant states she will stain the fence, but does not list a color. The second concern is that they Commission would like to see the chain link portion of the fence removed.

Motion: Rupert (second: Prebys ) moves to table the application pending more information and with the following two considerations: the applicant does not list the stain or paint she intends to use on the fence, and that the Commission would like to see the removal of the chain link portion of the fence. The Commission may allow the retention of the fence posts, but would like to see the removal of the chain link portion of the fence.

Approval: Unanimous. Motion carries.

**315 Washtenaw Ave.**

*\*Application is for the installation of a new egress window and window well in an existing opening .*

Applicant: Karl Staffeld, owner—present

Discussion: Stevenson: States that they had discussed the property before and previous work had been approved.

Staffeld: States that the original work was to rebuild a crumbling brick wall, and that after they began work on that they ended up repairing the entire east wall of the house. States that would like to add a room onto the rear apartment to make it a two bedroom, which would require an egress window. States that they have left an opening in the new wall to fit the egress window, states they would also like to install an egress window well. States that it will occur on the east side of the house, and that it will not be off of the walkway leading to the back apartment.

Prebys: Asks if the window has to be a casement open as part of the egress requirements.

Staffeld: Affirms.

Prebys: Asks if the window will be able to swing open inside of the proposed well.

Staffeld: Affirms. States that there are requirements for the glazing size of the egress window, states that the proposed window meets those requirements. States that the window well itself is pre-molded unit that would be two sections that would be bolted together.

Prebys: Asks if most of the window will be below grade.

Staffeld: States that only the top 3-4" will be above grade.

Rupert: Asks if there will need to be a ladder installed to access the egress window.

Staffeld: States that there is a ladder molded into the side of the window well, but that it would be less than 44" it wouldn't require a ladder. The well has the ladder.

Motion: Prebys (second: Rupert) moves approval for the application for work at 315 Washtenaw Ave to include the installation of a Jeld-Wen egress window to the east side of the existing basement wall. The window is to be aluminum clad wood and is to have white trim. Approval is also for the installation of an egress window well shell and is to be the Wellcraft modular egress well, 43" long x 61" wide.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

## **STUDY ITEMS**

### **24 N Huron St**

*\*Applicant wants to discuss the potential of installing a fence and gate at the rear of her property around her parking area.*

Applicant: Bessie Pappas, owner—present

Discussion: The applicant states that she had attended a meeting last year to discuss the possibility of fencing off the rear area of her property to reduce her liability and secure her parking area. The applicant showed photos to the Commission, however, the Commission was concerned that the proposed fence and gate may pose an issue with the Planning Department or the Building Department. The Commission was concerned that a fence and gate would restrict the access of other neighboring property owners to the lots behind their properties. The Commission advised that they would have Staff check with the appropriate departments before going forward with the application.

**ADMINISTRATIVE APPROVALS**—none

**OTHER BUSINESS**

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**—none

**HOUSEKEEPING BUSINESS**

### **HDC Officer Election Results**

Discussion: Staff gives the results of the 2016 officer elections: Anne Stevenson will be Chair and Hank Prebys will be Vice Chair.

### **Approval of the minutes of February 23, 2016**

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

Approval: Unanimous. Motion carries.

**ADJOURNMENT**

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

Approval: Unanimous. Motion carries.

**MEETING ADJOURNED AT 7:33 pm**