CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, April 12, 2016
7:00 p.m.

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

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

I. CALL TO ORDER AND ROLL CALL

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

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS—none

B. NEW BUSINESS

1. 133 W Michigan Ave. — **Sign installation**
2. 7 W Michigan Ave. — **Sign replacement**
3. 16 S Washington — **Fence, green house and door install**

C. STUDY ITEMS

4. 203 S Huron St — **Entry and façade work**

D. ADMINISTRATIVE APPROVALS

E. OTHER BUSINESS

5. HDC Realtor Outreach Postcard, second draft
6. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of March 22, 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: 133 W Michigan Ave

Date of Review: 3/31/16

Date of Meeting: 4/12/16

Proposed work: Installation of new signage on front façade

Materials: .75" thick, pre-painted PVC signage

Staff review:

1. Application states that the proposed signage is made of ¾" thick PVC routed letters that are pre-painted in white and purple.
2. The new signage is to be attached to façade with ¼"x3" studs, which will be secured and "siliconed."
3. The application also mentions a ¾" spacer that will be installed behind the signage. The sign itself will be 48" wide and 60" long.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the installation of a ¾" thick, pre-painted PVC sign in white and purple, which will be mounted to the front façade using ¼" x 3" studs and silicone. The sign will be 48"x60".

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

#1

RECEIVED
MAR 21 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Work Permit Application

Date filed _____ for HDC meeting date _____

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

Property Address 133 W. Mich. Ave Ypsi 48197

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Eco Sign Solutions

Address 37 Enterprise Dr.

City Ann Arbor State MI Zip 48103

Phone 734-276-8685 Fax _____

E-mail Hans@ecosignsolutions.net

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor
(Name, address, phone) Same

Action Items only:
Construction Cost 1250 **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.

RECEIVED
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address _____

Applicant _____

Description of proposed work *(see sample applications)*

install PVC routed sign

Materials

3/4" PVC

Colors (Attach color chips or samples)

Body White

Trim Purple

Roof _____

Accent 1 _____

Accent 2 _____

Other _____

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

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

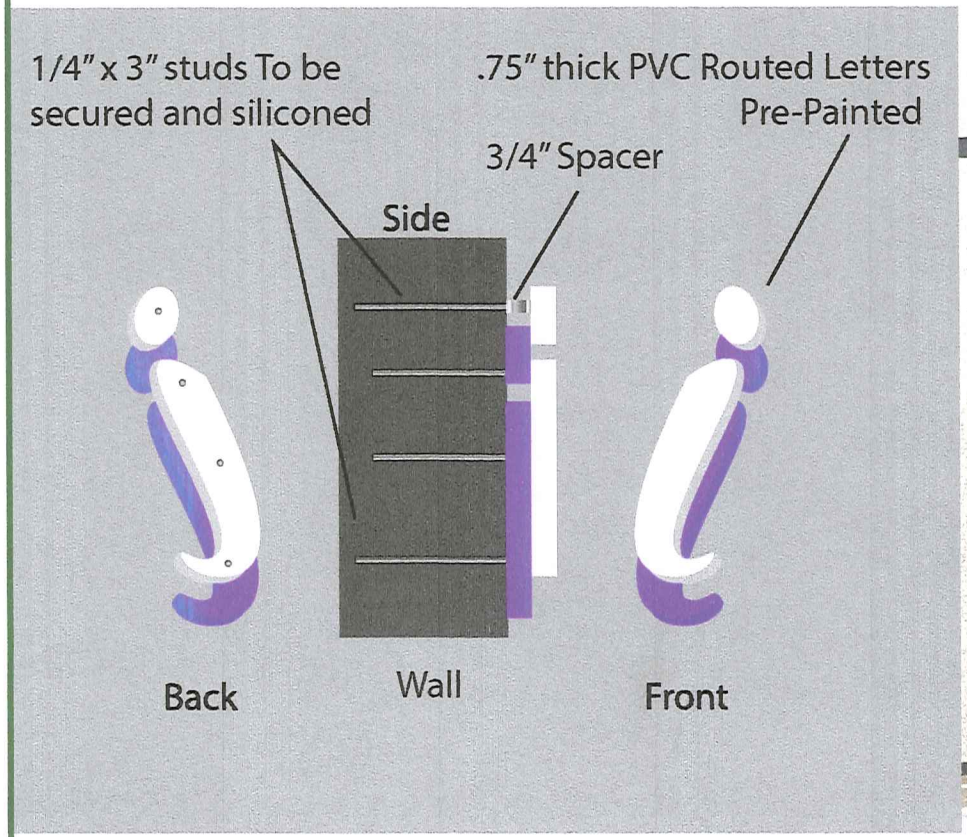
Signature of Applicant

3-21-16
Date

ecosign solutions
45 Enterprise Dr. Ann Arbor, MI. 48103
734-276-8585 www.EcoSignSolutions.net Dave@EcoSignSolutions.net

DIMENSIONS

Stud Mounted Letters



Proposed Location

HDC Work Permit Staff Review

Property address: 7 W Michigan Ave

Date of Review: 3/31/16

Date of Meeting: 4/12/16

Proposed work: Installation of new logos and signs above front door, on the side projecting sign, and a wall sign on the east wall

Materials: Lexan signs with vinyl graphics, aluminum sign board

Staff review:

1. Application states that the lighting components of the projecting sign and wall sign will be removed and replaced with white LED panels. The existing logo will be replaced with a new logo. The new signs will be Lexan with vinyl graphics.
2. A new aluminum sign will be installed over the main entry way and will feature the new logo. The background is a 1" deep frame with flat cut ½" graphics.
3. All new signs will feature blue backgrounds with white lettering. The new signs also appear to be the same dimensions as the existing signs.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the installation of three new signs at 7 W Michigan. Two signs—the projecting wall sign and the east wall sign—are to be Lexan with vinyl graphics. The sign above the main entry is to be aluminum sign board. The new signs are to match the existing signs in size and will feature new logos.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

RECEIVED
MAR 29 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Rec 2037D
#3

Ypsilanti Historic District

Work Permit Application

Date filed 3/29/16 for HDC meeting date 4/12/16

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

Property Address 7 W. MICHIGAN

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name HURON SIGN CO BILL SHORT

Address 663 S. MANSFIELD

City YPSILANTI State MI Zip 48197

Phone 734 483 2000 EXT 14 Fax 734 483 5164

E-mail BillShort@Huronsign.com

Owner (If different than applicant) BANK OF ANN ARBOR

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) HURON SIGN CO

Action Items only:

Construction Cost $2000 **Permit Application Fee** 35.00

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

To complete this application:

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

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 7 W. MICHIGAN

Applicant BILL SHORT HURON SIGN CO

Description of proposed work *(see sample applications)*

We propose to replace the projecting sign, the east wall sign and ~~the~~ the sign above the front door with the new logo of Bank of Ann Arbor

Materials

Lexan sheet.

Colors (Attach color chips or samples) WHITE LETTERING ON BLUE

Body 2388 PMS BLUE 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.

HURON SIGN

Signature of Applicant

3/29/16

Date

SIGN 2
SIGN 1
SIGN 3
YPSILANTI
Bank

Reface Existing Back-Lit Double Sided Projecting Sign

H·U·R·O·N S·I·G·N·C·O

663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com

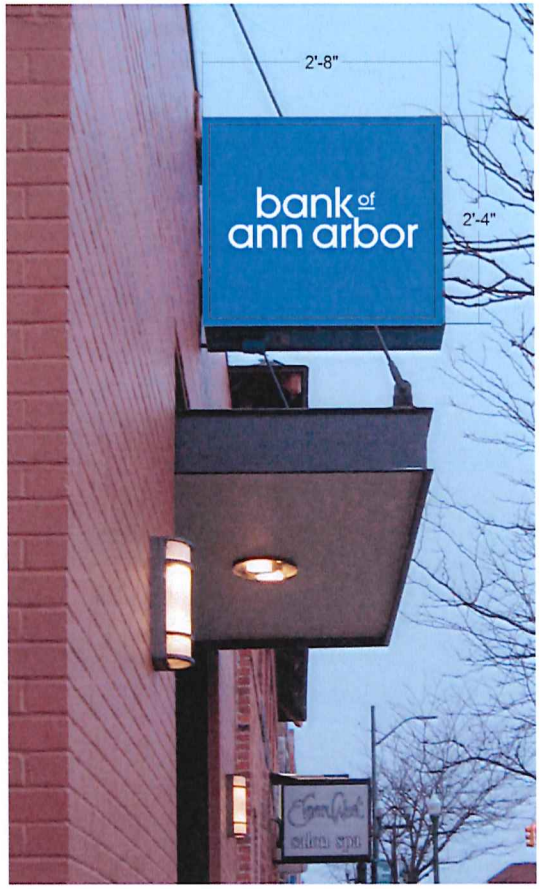
INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION AWARD WINNER

WSA WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER

PMS 2388

WHITE LEXAN

EXISTING CONDITION



PROPOSED CHANGE

SIGN 1

JOB DESCRIPTION:
CREATE (2) NEW 3/16" THICK LEXAN FACES WITH APPLIED VINYL GRAPHICS. PAINT EXISTING CABINET & RETAINERS PMS 2388. REMOVE EXISTING FLORESCENT LIGHTING COMPONENTS & REPLACE WITH NEW WHITE LED LIGHT PANELS & POWER SUPPLIES.

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
UL Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	1 (2 SIDED)	RETURN DEPTH	EXISTING		RACEWAY COLOR N.A.	DESIGNER	S WILKIE
FACE COLOR	BOAA BLUE	TYPE OF INSTALL	REFACE		TRANSFORMER N.A.	DATE	03/10/16
RETURN COLOR	BOAA BLUE	TYPE OF FACE	3/16" LEXAN		BALLAST N.A.	JOB NO.	9511
RETAINER COLOR	BOAA BLUE	RACEWAY D. H. L.	N.A.		COMMENTS:	JOB NAME	BOAA -YPSI-9511-2
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	BILL SHORT	ADDRESS:	7 W. MICHIGAN AVE. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com

INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION AWARD WINNER

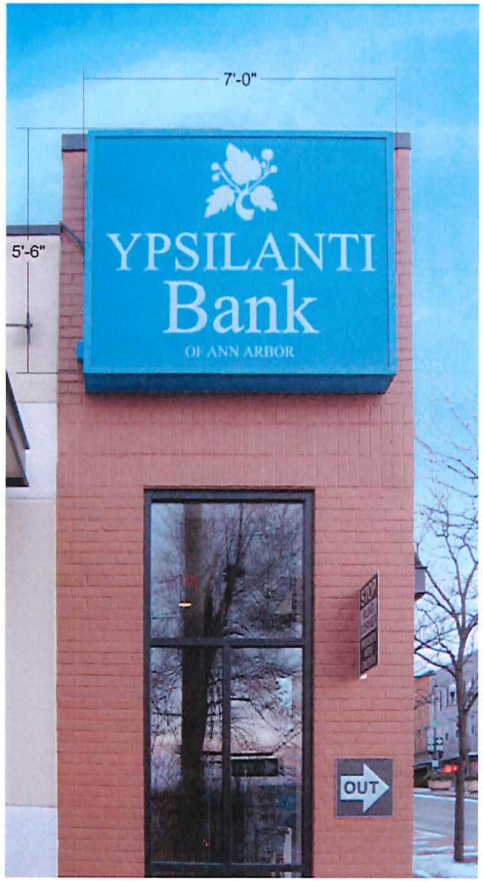
WSA WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER

PMS 2388

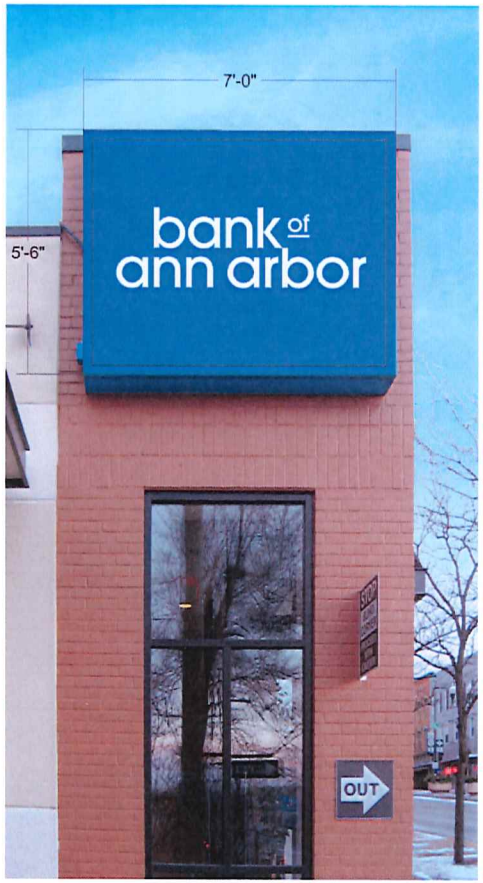
WHITE LEXAN

Reface Existing Back-Lit Wall Sign

SIGN 2



EXISTING CONDITION



PROPOSED CHANGE

JOB DESCRIPTION:
CREATE (1) NEW 3/16" THICK LEXAN FACES WITH APPLIED VINYL GRAPHICS.
PAINT EXISTING CABINET & RETAINERS PMS 2388. REMOVE EXISTING FLORESCENT LIGHTING COMPONENTS & REPLACE WITH NEW WHITE LED LIGHT PANELS & POWER SUPPLIES.

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
UL Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	1	RETURN DEPTH	EXISTING	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	BOAA BLUE	TYPE OF INSTALL	REFACE	TRANSFORMER	N.A.	DATE	03/10/16
RETURN COLOR	BOAA BLUE	TYPE OF FACE	3/16" LEXAN	BALLAST	N.A.	JOB NO.	9511
RETAINER COLOR	BOAA BLUE	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	BOAA -YPSI-9511-2
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	BILL SHORT	ADDRESS:	7 W. MICHIGAN AVE. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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DESIGN COMPETITION AWARD WINNER

WSA
WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER

Reface Existing Non-Illuminated Dimensional Wall Sign

SIGN 3

EXISTING CONDITION

PROPOSED CHANGE

NEW FABRICATED ALUMINUM LOBBY SIGN. BACKGROUND IS 1" DEEP PAN WITH FLAT CUT 1/2" GRAPHICS. SIGN IS ATTACHED TO WALL WITH A ALUMINUM ANGLE BLIND FRAME. FRAME IS ATTACHED WITH WALL ANCHORS. SIGN IS ATTACHED TO FRAME WITH COUNTER SUNK PAINTED SCREWS IN THE RETURNS.

PMS 2388

WHITE LEXAN

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
UL Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	1	RETURN DEPTH	1" PAN - 1/2" LTR		RACEWAY COLOR N.A.	DESIGNER	S WILKIE
FACE COLOR	BOAA BLUE	TYPE OF INSTALL	BLIND FRAME		TRANSFORMER N.A.	DATE	03/07/16
RETURN COLOR	BOAA BLUE	TYPE OF FACE	1/8" ALUMINUM		BALLAST N.A.	JOB NO.	9511
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.		COMMENTS:	JOB NAME	BOAA -YPSI-9511-1
LED COLOR	N.A.	HOUSINGS N.A.		SALESPERSON: BILL SHORT		ADDRESS:	7 W. MICHIGAN AVE. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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HDC Work Permit Staff Review

Property address: 16 S Washington St

Date of Review: 4/7/16

Date of Meeting: 4/12/16

Proposed work: 1) Installation of 12' of fencing adjacent to the Beer Cooler; 2) installation of a 150 sq. foot, wood frame green house; 3) turning of antique blue garage door so it faces the interior and the addition of a ribbed sheet metal door (or masonry if funding secured) to seal the opening from the exterior.

Materials: Black aluminum fencing, lumber, brown semi-transparent stain, polycarbonate sheeting, insulation, ribbed, corrugated sheet metal panels in red/or bricks and cement.

Staff review:

1. Applicant lists the use of a semi-transparent brown stain on the wood frame Green House—HDC may want to request an opaque stain be used on the wood.
2. Applicant states that they will be installing 12 feet of fencing adjacent to the Beer Cooler—HDC may want to specify exact location of fencing. The fence panels are 4' high and made of aluminum painted black.
3. Applicant states that they will be turning the antique blue garage door around so that the significant features face inward—they will then make the door flush with the interior wall, insulate the back of it and cover it with ribbed, corrugated steel panels (in red), or with masonry if a donation can be secured. HDC may want to inquire about the way the sheet metal will be attached to the masonry.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

4. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the installation of a 12' long, 4' high, aluminum fence, painted black, to be located adjacent to the Beer Cooler. Work also to include the construction of a 150 sq ft Green House, with a wooden frame and stained with a brown, opaque stain. The antique, blue garage door is to be turned so that it faces inward—the opening is then to be insulated and a sealed from the exterior with either corrugated, ribbed sheet metal in red, or with masonry.

#4

RECEIVED
APR 06 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Work Permit Application

Date filed 04/06/2016 for HDC meeting date 04/12/2016

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

Property Address 16 S. Washington St., Ypsilanti, MI 48197

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Growing Hope on behalf of Barnes & Barnes, LLc

Address 922 W. Michigan Ave

City Ysilanti State MI Zip 48197

Phone 734-905-7369 MaryAnn Nie Fax

E-mail maryann@growinghope.net

Owner Barnes & Barnes, LLC
(If different than applicant)

Who will perform the work? ☑ Owner ☐ Contractor

Contractor
(Name, address, phone)

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

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
   - **a.** Photo(s) showing all locations where work is proposed.
   - **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 04/06/2016 for HDC meeting date 04/12/2016

Property Address 16 S. Washington St., Ypsilanti, MI 48197

Applicant Growing Hope

Description of proposed work *(see sample applications)*

1) At 16 S. Washington adjacent to the Beer Cooler we would like to add 12 feet of fencing from Home Depot shown on the attached catalog sheet to establish the property and deter trash.
2) Behind 16 S. Washingtond a 150 sq. ft. wood frame greenhouse covered with hard, clear polycarbonate sheeting will be installled to house plants for YpsiPlant. We will stain the wood with brown opaque stain as shown in catalog sheet as suggested by this commision.
3) At 9 S. Adams St.warehouse building we plan to turn around the antique blue garage door on the northeast side of the building and face it inward . The door will be made flush with the interior wall and become and interiorr decor feature. Between the backside of the door and the exterior wall the door will be secured with lumber and insulation will be installed. The exterior wall will then be finished with ribbed corrugated sheet metal as shown or masonary if donation can be secured.

Materials

Brown Semi Transparent Wood Stain
Lumber
Insulation
Red Metal Ribbed Corrugated Siding or
Bricks and Cement
Fencing

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.

Mary Ann Nisly
Signature of Applicant

4/6/2016
Date

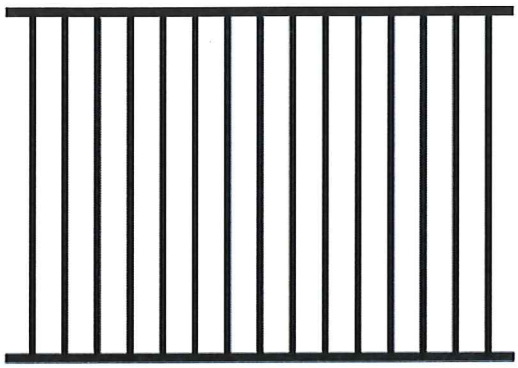
DIY Projects & Ideas | Credit Services | Pro Xtra | Store Finder | Order Status | Local Ad

Products and Services | What can we help you find? | Your Store Ann Arbor | Sign in or Register

Allure Aluminum | Model # 482EBL1 | Internet # 100491514

4 ft. x 6 ft. Black Aluminum Unassembled Metropolitan 2-Rail Fence Panel

★★★½☆ (33) | Write a Review | Questions & Answers (16)



Was $49.99

$44.99 /each

Save $5.00 (10%) through 04/14/2016

Save 10% on top select Building Materials

- Lifetime warranty
- Delivered unassembled saving you money
- Aluminum will never rust

PRODUCT NOT SOLD IN STORES

Open Expanded View | Click Image to Zoom

PRODUCT OVERVIEW Model # 482EBL1 | Internet # 100491514

Constructed of aluminum alloy, the Allure Aluminum 4 ft. x 6 ft. Black Aluminum 2-Rail Metropolitan Fence Panel is strong and rust proof. It contains 15 pickets and is compatible with 4 ft. high posts (Not included). Maintenance free, it features a black coating that complements a variety of surroundings.

- Strong aluminum alloy construction is rust proof and maintenance free
- Black coating complements a variety of surroundings
- 2-rail metropolitan design has 15 pickets
- Ideal for fencing in yards
- For use with 48 in. high posts, corner posts or end/gate posts (not included)
- Includes hardware for convenience
- Great for fencing in yards with or without swimming pool
- Delivered to you in knock down unassembled kits that you must put together
- Always consult local building department for pool codes prior to installing fence
- Planning 101:

DIY Projects & Ideas | Credit Services | Pro Xtra | Store Finder | Order Status | Local Ad

Products and Services | What can we help you find? | Your Store Select a Store | Sign in or Register

Architect Series | Model # 11103 | Internet # 202275225 | Store SKU # 846541

1 gal. Semi-Transparent Oil-Based Tahoma Brown Wood Stain

(3) | Write a Review | Ask the first question

Open Expanded View Click Image to Zoom

$31.98 /each

PRODUCT OVERVIEW

Model # 11103 | Internet # 202275225 | Store SKU # 846541 | Store SO SKU # 212844

Architect Series semi-transparent, Oil-Based Penetrating Stain and Sealer is ideal for beautifying and protecting exterior wood surfaces such as fences, decks and unpainted wood siding. This oil based stain penetrates deeply into your wood, giving superior protection, especially in harsh environments that cycle between sun and snow. The formula's organic oils protect the wood from water damage, while natural reflective pigments provide superior protection against UV damage. Tahoma Brown is an umber brown semi-transparent tint.

California residents: see Proposition 65 information

- Highlight the natural grain and texture of your wood with Architect Series oil-based semi-transparent wood stains
- Formulated for an easy, 1-coat application with a stain pad, brush or sprayer (for fences)
- Apply this oil based stain and simply wipe off any excess, it's that easy
- Organic oils penetrate wood to resist water damage while reflective pigments provide long-lasting protection against UV rays
- A gal. pail of stain will treat 400 sq. ft. of smooth deck boards or 200 sq. ft. of rough fence boards
- Beautifies new wood and renews old woods, while supplying the superior protection of an oil based stain to redwood, cedar, fir or any other type of porous exterior wood
- Click here to learn more about exterior stain products
- Actual paint colors may vary from on-screen and printer representations
- Online price includes Paint Care fee in the following states: CA, CO, CT, ME, MN, OR, RI, VT

SPECIFICATIONS

DIMENSIONS

Container Size	1 GA-Gallon	Coverage Area (sq. ft.)	300

DETAILS

Application Method	Brush	Paint/Stain Clean Up	Mineral Spirits
Cleanup	Mineral Spirits	Paint/Stain Key Features	Sealer,UV/Fade Resistant
Coating Product Category	Stain	Paint/Stain/Waterproofer Product Type	Deck, House & Concrete
Color Family	Browns / Tans	Returnable	90-Day
Color/Finish	Brown	Sealer	Yes
Concrete Use	No	Substrate/Surface Use Type	Wood
Deck Use	Yes	Time before recoating (hours)	0
Dry to touch (min.)	720	Tintable	No
Interior/Exterior	Exterior	Transparency	Semi-Transparent
Mildew Resistant	No	UV Resistant	Yes
Paint Product Type	Semi-Transparent Stain	Waterproof	No
Paint/Stain Base Material	Oil		

WARRANTY / CERTIFICATIONS

Manufacturer Warranty	Manufacturer will replace product that is proven to be defective within 30 days of purchase.

MORE PRODUCTS WITH THESE FEATURES

Transparency: **Semi-Transparent** | Color Family: **Browns / Tans** | Substrate/Surface Use Type: **Wood**

Brand: **Architect Series** | Price: **$30 - $40** | Coverage Area (sq. ft.): **300** | Container Size: **1 GA-Gallon**

SEARCH

Metal Sales | Model # 2313324 | Internet # 204255047

10 ft. Classic Rib Steel Roof Panel in Red

★★★★★ (25) | Write a Review | Questions & Answers (23)

Open Expanded View Click Image to Zoom

$29.98 /each

PRODUCT NOT SOLD IN STORES

PRODUCT OVERVIEW

Model # 2313324 | Internet # 204255047

Built for beauty, durability and value, the Metal Sales Classic Rib is a hard-working roof panel that performs in all seasons. Ideal for a variety of structures including pole barns, equipment storage, stables, garages, sheds and houses, this lightweight metal panel is easy to install to protect your investment beautifully and affordably. Classic Rib has a low profile rib height of ¾" and is designed for attachment to the roof substrate with fasteners that penetrate the face of the panel. Fastener heads are exposed to view and feature a gasket that prevents leaking. Classic Rib comes standard with MS Colorfast45, a superior four-layer coating system that has undergone rigorous real-world weathering tests to prove its long-term ability to stand up to the elements. All 7 color options are listed with ENERGY STAR and improve energy efficiency by reflecting sunlight before it can be absorbed as heat. This reduces the amount of energy needed for cooling your building. Classic Rib also provides you with decades of worry-free service with low maintenance requirements.

- 29 gauge thickness, 36 in. panel coverage and ¾ in. rib height; features bell top trapezoidal rib on 9 in. centers.
- Designed to be installed on roofs with a 3:12 or greater slope over open framing or solid substrate.
- MS Colorfast45 coating system guards against corrosion, fading, chalking and chipping.
- Carries a 45-year finish warranty for durability and aesthetics.
- Withstands severe weather conditions including high winds and fire – advantages that may lower insurance premiums.
- Environmentally responsible choice containing a minimum 30% recycled content and is 100% recyclable.
- Virtually maintenance free and resistant to mildew, rot and pests. Occasional cleaning will maintain its appearance.
- Product available to ship to local The Home Depot Store, not available for residential or jobsite delivery
- For help with your project please refer to our Pre-Installation and Installation videos located next to product images above.

SPECIFICATIONS

DIMENSIONS

Approximate Length (ft.)	10	Product Height (in.)	0.75
Coverage Area (sq. ft.)	30	Product Length (in.)	120
Product Depth (in.)	120	Product Width (in.)	36

DETAILS

Color Family	Red	Profile	Metal Sheets
Commercial / Residential	Commercial / Residential	Returnable	90-Day
Material	Steel	Roofing Product Type	Panel
Product Weight (lb.)	22 lb		

WARRANTY / CERTIFICATIONS

Manufacturer Warranty	45 Year Finish Warranty

MORE PRODUCTS WITH THESE FEATURES

Color Family: **Red** | Material: **Steel** | Approximate Length (ft.): **10** | Price: **$20 - $30** | Brand: **Metal Sales** | Review Rating: **4 & Up**

SEARCH

Ypsilanti Historic District

Work Permit Application

Date filed _____ for HDC meeting date 4-12-16

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

Property Address 203 South Huron St.

Applicant ☐ Owner ☒ Architect ☐ Contractor

Name Robert King, Lindhout Associates

Address 10465 Citation Dr.

City Brighton State MI Zip 48116

Phone 810-227-5668 Fax 810-227-5855

E-mail rjk@lindhout.com

Owner The Gilbert Residence
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) TBD

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

To complete this application:

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

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 4-12-16

Property Address 203 South Huron St.

Applicant Robert King, Lindhout Associates

Description of proposed work *(see sample applications)*

Renovation of main entry to the building including possible modifications to existing roof form (gable over entry), vestibule replacement, canopy removal and replacement, addition of concrete curbing at driveway, etc...
Also, possible modifications to building front facade including window replacement, awning removal, and gutter replacement.

Materials

Most materials to match existing: roof shingles, alum. storefront, wood trim (painted).

Colors (Attach color chips or samples) T.B.D.

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

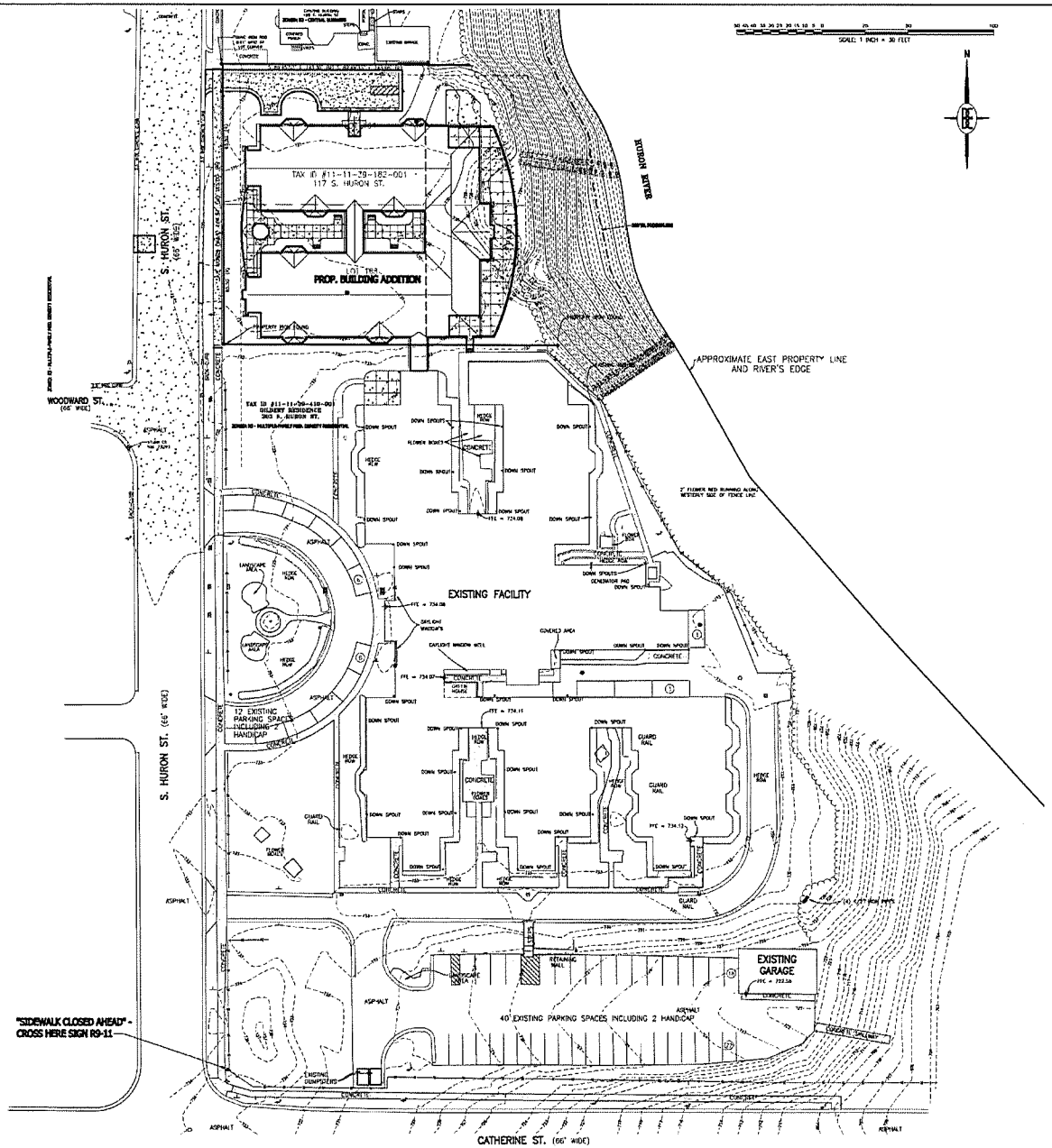
Roof _____ Other _____

☒ 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

4-1-16
Date



LEGEND

PROPOSED (PR)	EXISTING (EX)	
900	900	CONTOUR
		STORM DRAINAGE FLOW
XXX.XX	+ 922.98	SPOT ELEVATION
FF	FF	FINISHED FLOOR ELEVATION
FG	FG	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RIM	RIM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARYARD STRUCTURE
ES	ES	END-SECTION
GV	GV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SAN	SAN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
D	D	DIG
T	T	TELEPHONE
	MH	MANHOLE
	CB	INLET / CATCHBASIN
	ES	FLARED END-SECTION
	GV	GATE VALVE
	HY	HYDRANT
	UP	UTILITY POLE
	XX	FENCE
	SN	SIGN
TBR	NFV	NOT FIELD VERIFIED TO BE REMOVED
CSD		COMPACTED SAND BACKFILL
SAN 8"		SANITARY SEWER LABEL
ST 12"		STORM SEWER LABEL
WM 12"		WATER MAIN LABEL
641		SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
		SILT FENCE
		LIMITS OF GRADING/CLEARING
		WETLAND BOUNDARY

GENERAL NOTES

1. EXISTING ZONING = R3 (MULTIPLE-FAMILY MED. DENSITY RESIDENTIAL)
2. EXISTING USE = ASSISTED LIVING FACILITY
3. PROPOSED USE = ASSISTED LIVING FACILITY
4. MINIMUM SETBACK REQUIREMENTS PER CITY OF YPSILANTI ZONING ORDINANCE SEC 122-295:
   - Front yard. There shall be a front yard of not less than 20 feet as measured from the front lot line. Where an existing front yard setback line has been established by existing residential dwellings occupying 50 percent or more of the frontage within the same block on the same side of the street, the depth of the front yard shall not be less than the average depth of the front yards of the existing buildings on each side.
   - Side yards. For single- and two-family dwellings and roominghouses with four or fewer units, no side yard shall be less than four feet, with a minimum total of 12 feet for both side yards. For multiple apartment dwellings and rooming houses with more than four units and for nonresidential uses, no side yard shall be less than six feet with a minimum total of 14 feet for both sides; provided that the minimum side yard requirements shall be increased one foot for every two feet the structure exceeds 35 feet in height.
   - Street side yard. Where a side yard abuts a street, the minimum width of such street side yard shall be eight feet.
   - Rear yard. There shall be a rear yard of not less than 25 feet.
3. EXISTING BUILDING AREA = 37,321 S.F.
4. PROPOSED BUILDING AREA = 14,344 S.F.
5. GENERAL SOILS INFORMATION:
   (SOURCE: SOIL SURVEY OF WASHTENAW COUNTY, MICHIGAN, BY USDA SOIL CONSERVATION SERVICE)
   StB - ST. CLAIR CLAY LOAM 2-6% SLOPE
   BnF - BOYER LOAMY SAND 25-40% SLOPE
6. DUMPSTER FACILITY AND LOADING AREA PROVIDED FOR ON EXISTING FACILITY PROPERTY.
7. LOT COVERAGE: 23% IMPERVIOUS (NEW & EXISTING BUILDING)
8. ALL DIMENSIONS ARE FROM BACK OF CURB, UNLESS OTHERWISE NOTED.
9. PARKING REQUIREMENTS
   1 SPACE PER 3 BEDS
   TOTAL BEDS = 130 /3 = 43 SPACES
   PARKING REQUIRED = 43 SPACES
   PARKING PROVIDED = 56 EXISTING PLUS 2 PROPOSED = 58 SPACES

OPEN SPACE CALCULATIONS

EXISTING HFA = 40 BEDS	6,000 S.F. REQUIRED
FUTURE HFA = 30 BEDS UPON COMPLETION OF GRACE HALL	4,500 S.F. REQUIRED
EXISTING NURSING = 32 BEDS	4,800 S.F. REQUIRED
PROPOSED GRACE HALL = 28 BEDS	4,200 S.F. REQUIRED
TOTAL OPEN SPACE REQUIRED	13,500 S.F.
TOTAL OPEN SPACE PROVIDED	31,427 S.F.

GRACE HALL ONLY: 4,200 S.F. REQUIRED, COURTYARDS AND PATIO = 5,000 S.F. PROVIDED

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION AS SUPPLIED:

LOTS 163 AND 164 OF THE "ORIGINAL PLAT", CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN TRANSCRIPT ON PAGES 162 AND 163.

OLD RED - 11 11-029-153-00 YP CITY 200-152A BOB AT SW COR LOT 152 ORIGINAL PLAT TH N ON E LN HURON ST TO SW COR LOT 163, TH E ON S LN LOT 163 TO HURON RIVER, TH SLY ALONG RIVER TO N LN CATHERINE ST, TH W ON N LN CATHERINE ST TO POB BEING LOTS 153-163 & VAC ALLEY ADJOINING. PLAT ALSO INCL VAC WOODWARD ST BET E LN HURON & HURON RIVER ALSO PART OF S 1/2 SEC 2 T3S R7E.

LOT CONSOLIDATION TO BE SUBMITTED TO CITY PRIOR TO FINAL APPROVALS.

BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
(SINCE 1954)
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
(852) 546-4836 FAX (517) 546-1870

PROJECT: GILBERT RESIDENCE FACILITY EXPANSION - PHASE 1
PREPARED FOR: LINDHOUT ASSOCIATES ARCHITECTS AIA PC
10445 CITATION DRIVE
BRIGHTON, MI 48116
(810) 227-5668

TITLE: OVERALL SITE PLAN

NO.	BY	REVISION PER	DATE
1	TD	SEWER REVISIONS	4-17-12
2	TD	SITE PLAN RESUBMITTAL	6-15-12

DESIGNED BY:
DRAWN BY: TD
CHECKED BY:
SCALE: 1" = 30'
JOB NO. 10-129-1
DATE 1-11-12
SHEET NO. 3

CR
CLEARANCE 10'-4"

DID YOU KNOW?

CREATED BY THE YPSILANTI HISTORIC DISTRICT COMMISSION

Your Listing is Special!

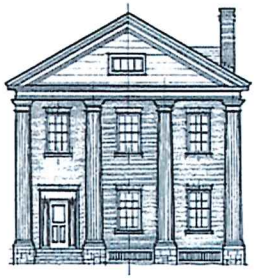
Your listing *at 108 N Adams* is in the historic district. The City enacted a historic district in 1978 to help educate property owners as well as maintain and increase property values, and your listing is in it.

Ypsilanti's Historic District

The Ypsilanti Historic District Commission is responsible for guiding development and construction within the Historic District. Any proposed change that affects the exterior appearance of a property in the district must be approved by the Historic District Commission. This helps to maintain quality building stock within the District as well as to maintain the strong historic character that defines Ypsilanti.

Learn more!

Check out the excellent resources about the application process and caring for historic properties available on the HDC's website at **www.cityofypsilanti.com/hdc.**



Historic District Commission meetings are held the 2nd and 4th Tuesdays of each month, 7pm, Council Chambers
City Hall
One South Huron
Ypsilanti, MI 48197

For more info, contact:
Historic District
4th Floor, City Hall
Phone: (734) 483-9646
E-mail:
hintern@cityofypsilanti.com

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF March 22, 2016

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF AGENDA

Motion: Prebys (second: Rupert) moves to approve the agenda as amended to include 100 Market Place as an action item, 16 S Washington/9 S Adams and 46 N Huron as study items, and HDC postcard review under housekeeping.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD 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—present

Discussion: Stevenson: States that they had previously tabled the application pending information about the stain color and the chain link fence, and their concerns about it remaining. States that there was information submitted by staff including the stain color, Sea Foam, which will match the existing deck at the back of the house. States that their concern was if there was an 18" gap between the chain link fence and the new fence there would be a lot of debris that could collect there and become an unsightly issue. States that with maintenance she could keep it clean, but that they would like to see that the chains themselves are removed even if the poles remain.

DRAFT

Weinburger: States that she has tried to contact her neighbors about the fence. States that the car repair parking lot directly behind her is the main concern—when she looks out her back window, she looks at their 10' tall chain link fence and aluminum siding all the way up. States that she has spoken with the owner and he has asked her not to remove his chain link fence, as it is there to protect his property and retain his dogs. States that the owner said she could push her fence right up against his existing chain link fence. States that she plans to ask her neighbors on either side if she will be able to remove the chain link fence, but that she wanted to get approval from the Commission first.

Prebys: States they do not have a problem with the fence, but that their main concern was with the 16-18" space because it will collect weeds, leaves, and trash.

Weinburger: States that the she can have the chain link fence removed and leave the posts. States that the contractor wrote the bid including the 18" gap because he would need that much space to install the new fence if they were going to keep the chain link fence. States that she can have the new fence go right along the property line on the sides. States that on the back, the new fence can go right up against the chain link fence and face inward. States that she could stain the fence a cedar color if they would like, but that the proposed color would match the deck at the rear of her house.

Prebys: States that the main point is that the stain needs to be opaque.

Weinburger: States that the proposed stain comes in opaque.

Motion: Prebys (second: Schmiedeke) moves approval for the application for the proposed fence at 224 N River, except that the fence will follow the property line as opposed to being 18" in front of the current chain link fence. The side fences will be removed, and the rear fence will abut the new fence. The fence will be a 6', dog-eared, wooden fence with an opaque stain in the color Sea Foam.

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

Approval: Unanimous. Motion carries.

NEW BUSINESS

119 N Adams St.

**Application is for the installation of a 5' picket fence around the parking area, and a 4' picket fence around most of the property perimeter.*

Applicant: C. Hedger Breed, owner—present

Discussion: Breed: States that he has a problem with people cutting through his yard often.

DRAFT

Stevenson: States that he wants to build a 5' fence around the parking lot, per the drawing. States that the application is for a picket fence to be painted Dover White. Asks if the applicant has anything to add.

Breed: States that the only issue is with the spacing between the pickets.

Stevenson: Asks about the picket fence and how much space will be between each picket.

Breed: *shows sample of proposed picket* States that this is the type of fence he will use and that he believes around the parking area he could have the pickets closed. States that he would like to have ¾" in between each and that he will be reusing old Spruce. States that the 4' fence around the public part in front will start behind the motif pillar in the front of the house so that the pillar is still visible. States that the pickets will be 3 ½" and that he would like to have 2" in between each picket on this portion of the fence.

Prebys: Asks about the top of the fencing, if it will be shaped.

Breed: States that they will be flat.

Prebys: Asks if that will absorb more water than if they are conical or shaped.

Breed: States that it would depend on how he finishes it.

Rupert: States that there would still be porous areas and that he would really have to seal it a couple of times, and the fact that it's not treated wood means it will deteriorate faster.

Breed: States that he generally gets about 15 years out of the fence.

Rupert: Asks if it will go all the way around the property, along the yellow line on the drawing from the application, and if it will go all the way back to the barn. Asks if there will be a gate at the road entry.

Breed: Affirms. States there will be no gate.

Prebys: Asks if it is 4' at the front and 5' for the rest.

Breed: States it is only 4' at the northwest corner. States that the neighbors have a parking lot and that where the property line comes to the back of the church is where he will break it. *shows on drawing*

Rupert: Clarifies that the rest of it will be 4'.

Breed: Affirms.

Motion: Prebys (second: Rupert) moves to approve the application for a fence at 119 N Adams, to include a 4' fence at the southwest front on the south side,

DRAFT

and a 5' fence at the northwest corner running to the end of the parking lot, and continuation of the 4' fence to the front of the property. The fence is to be a picket fence with 3" pickets, with the spaces between each picket to be ¾" to 1". The fence will be painted Dover White, which is an opaque paint.

Secretary of the Interior Standards:
#3—Do not imitate earlier styles.
#9—Contemporary designs shall be compatible and shall not destroy significant original material.
#10—New work shall be removable

Approval: Unanimous. Motion carries.

526 N Huron St.
**Application is for the removal of the existing concrete steps and deck and the installation of a new deck and steps made of Wolmanized wood.*

Applicant: Rex Richie, contractor—present

Discussion: Stevenson: Asks Richie to walk them through the project.

Richie: States that they have been hired to replace the back porch. States that he did a drawing of what he would like to do, but that he is flexible. States that it needs to be a continuous porch for both doors, but it won't have a step down off the back. States that you would enter up front the front. States he is flexible with railing. States that he suggested a 2x2 top rail, but that the construction of it was what he was concerned with.

Prebys: Asks if the balusters will be in between the top and bottom rail, or are they affixed to the side.

Richie: Stats that they are in between the top and bottom rail.

Stevenson: States that they have a fact sheet about the Wolmanized wood. Asks how he will finish the wood.

Richie: States that with the Wolmanized wood, he usually waits for a while to let the chemicals to leech out. States he didn't have a plan after that, but that he is open to their suggestions.

Prebys: States that the Wolmanized wood shouldn't be a problem for a porch like this, as opposed to a front porch.

Pettit: States that it is fine.

Schmiedeke: States that she is questioning if it needs hand rails.

Richie: States he thinks he would need it for 3 steps.
Rupert: States that they will need the handrail, the cut off is 19". States that it will need handrails that are graspable.

DRAFT

Prebys: States that a 2x4 won't work for that.

Richie: States that he has done hand rails different ways, by modifying a 2x4 with a half graspable rail. States that the owner is flexible.

Rupert: States that both ends must be returned.

Schmiedeke: Asks that, given the height of the decking, does he have to have the upright balusters or spindles. Could he use pipe rail the full length and bring the pipe rail down.

Prebys: States that it would be tall enough that you could fall off.

Schmiedeke: Asks if he has to have the balusters.

Prebys: Affirms, he must have them due to the height of the porch.

Stevenson: Asks about skirting.

Richie: States that he could use lattice.

Stevenson: Asks if the skirting could be framed in. States that they have a fact sheet detailing what they would like to see for the skirting.

Richie: States that they are flexible, that the lattice shouldn't be a problem.

Stevenson: States that when it is time to paint the wood, they would like to see it painted or stained with an opaque stain.

Richie: States that the owner may want to go with white.

Rupert: States that the owner may not want to use white for the steps.

Richie: States that they plan on matching the white to the white window trim. Asks if the steps and deck painted.

Stevenson: Affirms, states they will have to be painted or stained, preferably a darker color.

Rupert: States that the skirting has to be framed.

Schmiedeke: Asks about the design of the rail going down the steps.

Richie: States that he would match the style of the railings on the deck, and would come down with a 2x2 with a hand rail inside.

Rupert: Asks if they will be able to get down from both ends.

Richie: Clarifies that there will only be the one stair.

Prebys: Asks the applicant to describe the decking.

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Richie: States that it is the typical five quarters by 6 decking boards that you can buy.

Rupert: States that they are not tongue in groove.

Richie: States that they butt them up tight against each other and then let them shrink.

Prebys: States that from what he knows about Wolmanized wood, it can only be painted if it is dry. States that it may be able to be painted soon, if it is dry.

Richie: States that he typically waits a season to paint.

Prebys: States that they worry that some people who plan to wait a season will forget to paint.

Motion: Rupert (second: Prebys) moves to approve the demolition of existing steps and installation of new steps at 526 N Huron street as presented in the application. Work is to include a top and bottom rail, and the decking is to extend to both door areas and to be open at the west end with a three-step stairway coming down. There is to be a graspable hand rail and railing on the south side of the stairs. Also, the decking is to be five quarters treated, and it is to be painted with white paint or an opaque stain, and the decking and steps are to be grey or brown. The skirting is to be a framed lattice, all the way around the exterior and down the steps. The existing cement is to be removed.

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.

539 Maple Court
**Application is for installation of solar panels on the South side of the roof.*

Applicant: Dave Strenski, owner—present

Discussion: Stevenson: States that the application is pretty straight forward.

Strenski: States that Gary and Marie Urick want to put solar panels on their house and he is there to present the application.

Strenski: *shows photo of the house and the neighboring outbuilding with solar panels* States that the proposed panel installation will be nearly identical to that of the neighbors. States that the panels will be in 8" from the sides of the roof, and they will be installed as high up on the roof as possible. States that this will leave roughly 2' of exposed roofing at the bottom.

Rupert: Asks if they will be attached to the roof through the shingles.

Strenski: Affirms, states that they will be using the standard PV quick mount piece of flashing.

Rupert: Inquires about the condition of the existing shingles. Asks if they will have to remove the panels in the later years.

Strenski: States that the roof is in good shape, and once the panels are installed, the shingles will last forever.

Pettit: Asks if the panels will be the exact same as those on the neighbors outbuilding.

Strenski: States that the panels are the same shape as the neighbors, but that they are a different manufacturer. States that these panels will be SolarWorld Sun Modules, 285 watts a piece. States that they are the same size and shape as the neighbors, but the new panels have more wattage than the previous panels.

Rupert: Asks if the panels will be a black color?

Strenski: States that they will be a dark blue. *shows on photo where the utility meter is* States that there will be an invertor box on the south side of the house where the existing meter is.

Motion: Pettit (second: Rupert) moves approval for the application for work at 539 Maple Court to include the installation of the photo opaque panel array as described in the application. The panels are to be mounted as described in the application, there is also to be a conduit and panel installed on the south side of the house near the existing utility meter.

Secretary of the Interior Standards:

#2—Do not destroy original character. Do not remove or alter historic material or features.
#9—Contemporary designs shall be compatible and shall not destroy significant original material.
#10—New work shall be removable

Approval: Unanimous. Motion carries.

108 Buffalo St.

**Application is for the removal of existing shingles and installation of new architectural shingles in Rustic Black.*

Applicant: Joe Aylward, contractor—present

Discussion: Stevenson: Asks if they are planning on installing shingles that will match those on the front porch.

Aylward: States that the color will actually be different than the one in the application. States that the color will be Virginia Slate.

Stevenson: States that they are concerned with roof venting. Asks if they had explored their venting options.

Aylward: States that they will probably do a ridge vent.

Stevenson: Asks about drip edge.

Aylward: States that he had figured they would do a 1" white drip edge. States that there is not a drip edge existing, but that they could install a low profile, 1" white, drip edge.

Prebys: States that he could match the color of the shingles or the paint for the drip edge. States that matching the shingles allows you to change the color of the house without having to paint the drip edge.

Aylward: Asks if he could leave that decision to the home owner.

Prebys: Affirms.

Rupert: States that he noticed sagging gutters on the east side of the house and that on the main part of the house the gutter is in bad shape, and is missing in sections between the first and second floor transition strip.

Aylward: States they had no plan to touch the gutters.

Schmiedeke: States that they should consider it.

Aylward: Asks about covering the open valleys. States that they could do whatever works best to seal the house. States that it is exposed, and that there are not shingles covering it.

Rupert: States that they typically approve the closed valley.

Aylward: States that is what they would prefer to do.

Motion: Prebys (second: Pettit) moves approval for the application for 108 Buffalo St. to include the replacement of the shingles on the main body of the house. The new shingles are to be the color Virginia Slate. The venting is to be provided by a ridge vent. If other methods of venting are required, they must be approved by the Historic District Commission. The ice guard, weather shield and flashings are to be installed. The drip edge is to be painted to match either the shingles or the paint color of the trim.

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.

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405 Maple St.
**Application is for the demolition of the existing front deck and steps, and the installation of a new deck and steps with the retention of the original support column.*

Applicant: Gary Turner, contractor— not present

Discussion: Staff: Informs Commission that the applicant cannot attend the meeting, but that he spoke with Staff and gave more details about the proposed work. Staff included a factsheet on Boral TruExterior Trim for the Commissioners.

Pettit: States that he was unfamiliar with the Boral trim, but that he knows it is a composite and some have compared it to Hardy Board. States that it can shatter like the Hardy Board, but it is lighter and it is weatherproof. States that he understands why you would want to use it near the ground. States that the applicant plans to keep the interesting elements, like the column, which is important. States that the lattice and trim going to down to the ground would be something he is OK with.

Stevenson: Clarifies where the trim will be. States that she doesn't have a problem with it.

Rupert: States that it is like the Azek product that they have approved before.

Pettit: States that it has ash in it too, that it is like hardy plank meets plastic.

Prebys: States he does not have a problem, but the lattice needs to be trimmed.

Schmiedeke: States that they are removing the railing and the newel post, but that they are not providing any stair railing.

Staff: States that the applicant believed he wouldn't need the railing at the 24" height of the stairs and decking.

Schmiedeke: States that he is proposing three steps.

Stevenson: States that it would be 21" and they will need a railing if it is taller than 19".

Prebys: States that the applicant needs to review the need for a railing; if the porch is higher than 19" then a railing would be required. States that the Commission must know what the railing will look like. The lattice trim under the porch needs to be framed all the way around. States that the rest of it seems fine, and that it would be a wonderful addition.

Pettit: Asks if it will be tongue-in-grove.

Staff: States that the applicant stated it would be tongue-in-grove.

Rupert: Asks about the applicants plan for painting.

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Staff: States that the applicant stated he planned to paint everything white, including the decking.

Prebys: Recommends that the decking be painted a darker color.

Stevenson: States that she believes they can go ahead and approve the application and include a consideration that if a railing is required that he would have to return and have it approved.

Schmiedeke: States that if he is approved for the work then there will be no motivation for him to return to have the railing approved.

Stevenson: States that the building department will still have to inspect it and see if he needs a railing.

Pettit: States that they are just approving the work submitted in the application.

Rupert: States that he would like to table it depending on the need for a railing.

Stevenson: States that she thinks they can go ahead and approve the application as is and include the consideration that if they need a railing, it must be approved.

Prebys: States that he will also have to frame the lattice.

Motion: Prebys (second: Pettit) moves approval for 405 Maple for the removal of the existing concrete steps and the porch and railing, and the restoration of the existing column. Work is also to include the reframing of the porch, and the replacement of the steps with wooden steps as proposed. The lattice under the porch must be framed, and if a porch railing is required then approval must be given from the Historic District Commission as an amendment to this application. The color of the deck is to be a darker color, like grey or brown.

Secretary of the Interior Standards:
#5—Preserve distinctive features.
#8—Preserve archaeological resources.

Approval: Unanimous. Motion carries.

304 N Hamilton St.
**Application is for the removal of existing shingles and installation of new shingles.*

Applicant: Raymond Scherer, owner—present

Discussion: Stevenson: Asks the applicant to talk to them about the can vents and their location.

Scherer: States that the can vents will be at the rear of the house.

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Schmiedeke: States that the application states that there are soffit and ridge vents already in place.

Scherer: States that there are no soffit vents. States that Stan at Diversified Roofing said he will be installing can vents at the rear of the house instead.

Prebys: Clarifies that if the ridge vents remain, then the roofer must believe that the can vents will be required in addition to the ridge vent.

Scherer: Affirms.

Prebys: Asks how many can vents will be required.

Scherer: States that they will be 8", but is unsure of how many they will need. States that he believes it will be four can vents, installed on the back side of the roof.

Rupert: Clarifies that the front has ridge venting.

Scherer: Affirms.

Motion: Prebys (second: Pettit) moves approval for the application for roofing at 304 N Hamilton, to include replacing the existing shingles with dimensional black shingles in the color Charcoal. The drip edge is to be white, and the soffit and ridge vents are to remain. If can vents need to be added, they must be added to the back slope of the roof.

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.

100 Marketplace

Discussion: Stevenson: Commissioner Rupert removes himself from his role as Commissioner and takes the seat of the applicant.

Rupert: States that he would like to add to the current application for the work at 100 Market Place. States that the fire marshal has informed them that the building does not have an address. States that he would like to propose a simple address sign to be placed at four locations on the Freight House. *shows map* States there will be one facing each direction.

Prebys: Asks how large they will be and what color they will be.

Rupert: States that they will be 22" wide and the numbers will be 6" tall. White metal aluminum sign board with dark green text. *shows sample* The color will be like this, which is Sherwin Williams 7750, Olympic Range.

Schmiedeke: Asks if they can reverse the color.

Rupert: States that City Staff wants it to contrast with the brick.

Stevenson: Asks if they will be screwed into the mortar. Asks if there will be lighting.

Rupert: Affirms that the signs will be screwed into the mortar, states they will not be installing lighting. States that they have four green metal park benches. States that Friends of the Freighthouse would like to locate them at the north end on the canopy deck, one on west, north, and east, and will be bolted to the deck.

Stevenson: Notes that at this time Rupert recuses himself from the room for determination. *Rupert leaves the room for the determination.*

Motion: Pettit (second: Prebys) moves to approve the application for work at 100 Market Place to include the installation of four address signs, to be composed of aluminum side board material, and to be attached with screws and anchors (two per sign), finding the mortar joints in the masonry. These signs are 22" long and the numbers on the sign are to be 6" tall. The signs are to be placed on four sides of the building: on the northwest corner on the north and west face, on the southwest corner on the south face, and on the southeast corner on the east face. Four dark green metal benches are to be located on the deck area on the north end of the building, at the locations specified in the site drawing submitted.

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

116 Maple St.

**Applicant wants to discuss a potential porch repair.*

Applicant: Rex Richie, contractor—present; Katherine Bessemer, owner—present

Discussion: The applicant and her contractor were present to discuss porch repairs to her property. They want to replace the spindles at the front porch and the replace the concrete steps with new wooden steps. The Commission stated that the existing spindles were quite out of line with those original to the house, and that the new spindles should match the small spindles in the fret work over the porch. The Commission recommended having a newel post made to match the new spindles, as opposed to finding a reclaimed newel post and trying to match it.

120 N Huron St.

**Applicant wants to discuss plans to build a new elevator tower.*

Applicant: Tresna Taylor, architect—present

Discussion: Applicant was present to discuss the addition of a modern elevator tower to the church at 120 N Huron. Applicant presented detailed plans to the Commission, stating that they plan to be as minimally invasive as possible and touch the existing building lightly. Applicant states that they want the addition to be stylistically different and distinctive of its time. The Commission inquired about the removal of the existing windows during the installation of the new tower. Applicant stated that these windows would have to be removed in order to gain access to the upper floors and that they align with the existing stairwell. Commissioner Prebys was concerned with the recessed squares in the tower, and that they may look monolithic compared to the church buildings. Applicant inquired about the color or pattern of the masonry the Commission would most like to see on the new addition.

16 S Washington/ 9 S Adams (Growing Hope):
**Applicant present to discuss fencing, green house addition, and repurposing of historic door.*

Applicant: MaryAnn Nisley, Economic Development Manager for Growing Hope

Discussion: Applicant was present to discuss potential changes at the Growing Hope location. One item of discussion was about potential fencing installed at the area at 16 S Washington next to the Beer Cooler, where trash accumulates and people tend to loiter. Applicant proposed a simple, aluminum fence to which the Commission was response was positive. The second item of discussion was the small, wooden frame greenhouse to be installed directly behind YpsiPlanty. The third item of discussion was concerning the large, historic blue door at 9 S Adams. The Applicant was unsure of their options for repurposing the door or shifting it so that they can seal up the building.

46 N Huron
Applicant: Alex Monroe, potential property owner for 46 N Huron

Discussion: Applicant is considering purchasing 46 N Huron and wanted to touch base with the Commission about his options for altering the exterior. States that he would like to get rid of the existing awning to make it look more like the building next door. Applicant also stated that the windows on the second floor seemed beyond repair. The Commission recommended storm windows or using replacement windows of wood or metal clad wood, or even using sash replacement kits. The Commission informed the applicant that they do not allow vinyl windows, nor do they allow the glazing area of the existing windows to be reduced. The applicant asks about the potential of removing the rear portion of the building. The Commission advises that it may be possible, but the rear addition may be older than it appears. Applicant inquired about painting the brick, to which the Commission informed him that they do not allow masonry that has not been painted to be painted.

ADMINISTRATIVE APPROVALS

1 S Huron

**Application was for the installation of a new flat roof on one portion of the roof at City Hall.*

Motion: Schmiedeke (second: Prebys) moves to approve the administrative approval for the flat roof at 1 S Huron St.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

HDC Realtor Outreach Postcard: Commission gave their comments and critiques regarding the postcard for realtor outreach. Staff will have a second iteration of the postcard to present at the next meeting.

Addition to Staff Reviews:
Commission discussed the new addition to the Staff Reviews that includes suggested items to include in motions.

Property Monitoring
16 N Washington: Staff was advised by the City to check on progress of work that was previously approved by HDC at this address. Staff photographed the newly repaired concrete brick "cap" at the front façade and provided the HDC with photos. It appears that the aluminum cap mandated in the initial HDC approval to be installed on three sides of the concrete block has not been installed. Staff did not notice any work being done at the rear of the structure. The Commission asked that letter be sent to the property owner.

Approval of the minutes of March 8, 2016

Motion: Prebys (second: Rupert) moves to approve the minutes as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

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

MEETING ADJOURNED AT 9:14pm

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